



**703, 340 14 Avenue SW
Calgary, Alberta**

MLS # A2296698



\$219,800

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	445 sq.ft.	Age:	1972 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 386
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Built-in Features, Quartz Counters		

Inclusions: None

Discover modern living in this beautifully renovated 1-bedroom apartment in the heart of the Beltline that perfectly combines comfort, style, and convenience. Enjoy the extensive updates throughout, including a sleek, contemporary kitchen featuring quartz countertops. The spacious bedroom offers plenty of room to relax, while the open living area is bathed in natural light from south-facing windows and extends to a private balcony. The updated bathroom features a walk-in shower and a lighted mirror, adding a modern, spa-like touch. In-suite laundry provides everyday ease. As part of a well-maintained building, residents enjoy access to premium amenities, including a refreshing pool (perfect for unwinding after a long day), gym, and dry sauna, along with secure underground parking, with one assigned stall included, ensuring added convenience and peace of mind. Ideally located just steps from Central Memorial Park, and moments from shops and cafés, this home offers easy access to 17th Avenue SW, downtown, and transit. A turnkey opportunity in one of the city's most walkable and vibrant inner-city communities.