



808, 340 14 Avenue SW
Calgary, Alberta

MLS # A2296735



\$199,800

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	460 sq.ft.	Age:	1972 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 395
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Discover comfortable inner-city living in this top-floor, 1-bedroom apartment in the heart of the Beltline, offering an ideal blend of space, functionality, and location. The kitchen is both clean and practical, featuring white cabinetry and stainless steel appliances, while the open living area provides a bright, inviting space to relax or entertain. The spacious bedroom offers plenty of room to unwind, and the private balcony showcases downtown views—perfect for morning coffee or evening wind-downs. Located in a well-managed, established building, residents enjoy a full range of amenities including an indoor pool, fitness area, and dry sauna, along with the added convenience of secure underground parking, with one assigned stall included. Just steps to Central Memorial Park and within walking distance to cafes, shops, 17th Avenue, and the downtown core, this is a fantastic opportunity to own in one of Calgary’s most vibrant and walkable neighbourhoods.