



1403, 924 14 Avenue SW  
Calgary, Alberta

MLS # A2297216



**\$214,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	875 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 698
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

This fully renovated 2-bedroom, 1-bathroom suite is a seamless blend of warmth, sophistication, and modern design. Rich engineered Hickory wood floors flow throughout the space, grounding the home with natural elegance. The kitchen is both striking and functional, featuring premium granite countertops, deep designer sinks, espresso-stained oak cabinetry, and sleek stainless steel appliances; a perfect setting for cooking, hosting, or simply enjoying your morning coffee. The bathroom has been completely transformed into a fully tiled, spa-inspired retreat, echoing the same high-end finishes found throughout the home. You’ll also appreciate the spacious in-suite storage room and generous closet space in both bedrooms, offering comfort without compromise. Then there are the views, truly spectacular skyline and park vistas, overlooking Barb Scott Park and the iconic Chinook Arch. It’s a front-row seat to some of Calgary’s most vibrant scenery. This home also includes a titled, highly desirable parking stall, and access to an exceptional range of amenities: a fully equipped gym with sauna, squash court, party and lounge rooms, a pool table room, and a large private outdoor yard complete with a shaded gazebo. For those who love a touch of greenery, there are garden boxes and additional storage units available. And perhaps the ultimate luxury, location. With one of the highest walkability scores in Calgary, everything you need is just steps away: dining, shopping, parks, and entertainment.