



**506, 340 14 Avenue SW
Calgary, Alberta**

MLS # A2301046



\$179,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	460 sq.ft.	Age:	1974 (52 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 395
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Excellent opportunity to own a one-bedroom condo in a prime inner-city location. Offering approximately 460 sq/ft of well-designed living space, this unit features a functional layout with new vinyl plank flooring and fresh paint throughout, refinished kitchen cabinets and all doors painted. The living area opens to a private balcony with downtown skyline views. The kitchen provides ample cabinetry and workspace, while the bedroom is well-proportioned with convenient access to the full bathroom. This unit is ideal for first-time buyers, investors, or those seeking a low-maintenance urban lifestyle. Condo fees include all utilities, providing ease of budgeting. The building offers a range of amenities, including an indoor swimming pool, sauna, fitness centre, bike room and a shared laundry facility. One assigned secured parking stall is included. Located within walking distance to downtown, 17th Avenue, shopping, restaurants, public transit and green spaces. Healthy reserve fund and It is priced to sell!