



202, 1309 14 Avenue SW
Calgary, Alberta

MLS # A2138198



\$275,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	807 sq.ft.	Age:	1978 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 668
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: NA

Welcome to this bright and inviting 2-bedroom condo at Monticello Estates, featuring 806 sq. ft. of well-designed living space. The unit offers natural light thanks to large windows, enhancing the hardwood floors. The kitchen boasts beautiful maple cabinets, stainless steel appliances and a generous eating area, perfect for family meals or entertaining guests. Recent updates include; newer paint and carpets, adding to the home's contemporary charm. Additional highlights include; European-style washer/dryer combo. in-suite storage, a spacious balcony, just over 100 sq. ft., a single parking stall, and a pet-friendly environment. Ideally located with easy access to the vibrant shops and restaurants on 17th Ave SW, this condo offers a perfect blend of comfort, style, and urban convenience.