



**401, 215 14 Avenue SW  
Calgary, Alberta**

**MLS # A2147143**



**\$389,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 612
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Stone Counters		

**Inclusions:** Dishwasher, Refrigerator, Stove, Washer/Dryer, Window Coverings

**\*\* Assumable Mortgage with Qualifications at 2.29% \*\*** Amazing View from this unit of Downtown Calgary!! Step into the vibrant heart of downtown Calgary with this contemporary condo located just off First Street SW, an area renowned for its bustling restaurants, lounges, and exceptional shopping. This urban gem is not only steps away from culinary delights and chic nightlife but also offers a serene park across the street, adding a touch of tranquility to the city buzz. This stunning condo boasts just under 1000 square feet of modern living space, optimized for both style and comfort. The open floor plan integrates the living, dining, and kitchen areas into a seamless flow, perfect for entertaining and everyday living. The well-appointed kitchen is perfect for the space, featuring sleek stone countertops, an island ideal for gatherings, and stainless steel appliances. The living area is a sanctuary of relaxation, complete with a stylish wood-burning fireplace that adds warmth and ambiance on chilly evenings. Expansive windows bathe the space in natural light and offer breathtaking views of the downtown skyline, enhancing the home's open and airy feel. Accommodations include two generously sized bedrooms. The large master suite is a retreat in itself, equipped with ample closet space and ensuite bathroom. The second bedroom provides flexibility, perfect as a guest room or a home office, depending on your needs. Step outside onto the massive wrap-around balcony, where you can enjoy panoramic views of the cityscape. It's the perfect spot for hosting sunset dinners or enjoying a quiet morning coffee, with the backdrop of Calgary's dynamic skyline. Additional features of this exceptional condo include secure parking, ensuring peace of mind and convenience. The building itself is pet friendly and well maintained, reflecting pride of ownership and

a commitment to quality. Located just a short walk from the core of downtown and 17th Ave, as well as the First Street Market, this condo offers unmatched access to the city's best amenities. Whether it's dining, shopping, or leisure, everything is right at your doorstep. Don't miss the opportunity to own a slice of downtown Calgary's vibrant lifestyle. This condo is an ideal choice for those seeking a stylish, convenient, and dynamic living space in the heart of the city. Come see why this property is not just a place to live, but a lifestyle choice.