



**GRASSROOTS**  
REALTY GROUP

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701, 733 14 Ave SW  
Calgary, Alberta

MLS # A2147577



**\$339,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	1967 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 724
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	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

Welcome to your new home in the heart of downtown Calgary's vibrant Beltline neighborhood! This stunning END unit condo offers an abundance of natural light and boasts 2 spacious bedrooms and 1.5 modern bathrooms. The open concept kitchen is a chef's dream, featuring sleek granite countertops throughout and stainless steel appliances. Perfect for entertaining, the living and dining areas flow seamlessly, providing ample space for gatherings with friends and family. Residents enjoy exclusive access to a fully equipped gym and a private party room available for booking, perfect for hosting special events. The condo's large windows and private balcony offer breathtaking downtown views, adding to the urban living experience. The building has upgraded to Telus Fibre high speed internet making gaming and working as smooth as it gets. Located just three blocks from the bustling 17th Avenue, you'll be within walking distance to an array of amenities, trendy shops, cafes, restaurants, and nightlife. Don't miss the opportunity to make this Beltline condo your new home!