



414, 126 14 Avenue SW
Calgary, Alberta

MLS # A2147780



\$369,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	886 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Parkade, Paved, Stall, Titled, Undergr		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 587
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Track Lighting, Walk-In Closet(s)		
Inclusions:	Curtains, Venetian Blinds		

WELCOME to this AMAZING LOCATION!!! Here is a 885.80 Sq Ft APARTMENT on the 4th Floor (QUIET) that has a TITLED PARKING Stall in a SECURE HEATED Underground Parkade, 2 Bedrooms, 2 Bathrooms (incl/EN-SUITE), + a 11'x7' X 7'x8' BALCONY in the POLO TERRACE Building in Calgary's BELTLINE District!!! We begin w/INVITING Entrance into the Building incl/Elevators in the Lobby area. As you enter into the unit, you will see the NEUTRAL Colour Tones throughout, 9' CEILINGS, + UPGRADED Laminate Flooring. The 4 pc Bathroom has a Soaker Tub, + a Nice-Sized Laundry Room that has a stacked Washer/Dryer, + Wire Shelving for STORAGE. The OPEN CONCEPT Floor Plan has so much room for ENTERTAINING GUESTS w/Living, + Dining Area that has a patio door going out onto the Balcony. GREAT VIEWS of Trees, the Sky, the Calgary Tower, + The Bow Building. A CONVENIENT Gas Line for the BBQ makes Meals easy when FRIENDS, + FAMILY come over. Sit outside to take in the Views, + Fresh Air. In the corner of the Living Room is a GAS Fireplace that gives a COZY feel to this space on those evenings when curling up on the couch reading a book or RELAXING after a long day. GATHERING around the Dining Room table for DINNERS or Meaningful Conversations is what HOME is all about. The 'Heart' is the Kitchen w/WHITE Cabinetry incl/cupboards for STORAGE, Tiled Backsplash, WHITE Appliances, a PANTRY, + a BREAKFAST Bar area for On-The-Go Eating or an extra workstation. The 2nd Bedroom can also be used as an OFFICE area if needed. The Primary Bedroom has a WALK-THROUGH Closet, + a 4 pc Bathroom incl/Soaker Tub to ENJOY at the end of the day. This TRENDY area of Victoria Park is only a 15-minute walk to downtown

Calgary incl/core, + business offices. It is approximately a 3-block walk from Uptown 17th Avenue. This area offers all the AMENITIES such as Shopping, Restaurants, Pubs, Fitness, Banks, Gas stations, + more. Stephen Avenue is about 12 minutes away, the Saddledome about 7 min. Easy access to the Victoria Park LRT station, + bus routes. BOOK your showing TODAY for your next HOME in this SPECTACULAR LOCATION!!!