



301, 1020 14 Avenue SW
Calgary, Alberta

MLS # A2148558



\$339,900

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment | | |
| Size: | 1,210 sq.ft. | Age: | 1981 (43 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 974 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | CC-MH |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, No Animal Home, No Smoking Home, Storage, Track Lighting | | |

Inclusions: n/a

Welcome to an oversized 1210 sq ft corner unit at Bristol Manor that’s anything but ordinary. With 2 roomy bedrooms and 2 full bathrooms, large entrance hall and utilities room this space is a canvas for your lifestyle. Nestled in the bustling heart of Beltline, on a one-way street equipped with a designated bike lane you’re just moments away from parks, boutiques, and culinary adventures. Step inside to discover a space where comfort meets functionality. The master suite is your personal oasis, featuring a 4-pc bathroom ensuite and a cozy balcony for those serene morning moments. The kitchen is crafted for culinary exploration, offering ample space for your gastronomic creativity with its smart layout, stylish cabinetry and stainless-steel appliances. The living area is drenched in natural light, creating a welcoming ambiance that’s perfect for entertaining or simply unwinding. A chic brick corner fireplace adds a dash of retro charm, perfect for cozy evenings. A second balcony is wrapped in brick for extra privacy. Bristol Manor is a mature and quiet building. Bristol Manor is also an experience. Break a sweat in the on-site gym, soak in the skyline on the rooftop patio, host memorable gatherings in the party room, or relax in the sauna room after a long day. This unique unit in a well-loved building is a hidden gem waiting to be discovered. Don’t just find a place to live—embrace a lifestyle that’s dynamic, stylish, and uniquely you. Book a showing and see for yourself!