



204, 1208 14 Avenue SW
Calgary, Alberta

MLS # A2152688



\$285,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	875 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 684
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: none

This spacious 2 bed/1 bath CORNER UNIT condo is perfect for the savvy investor or first-time buyer looking for an amazing condo in DOWNTOWN Calgary at an AFFORDABLE price! With over \$30K in renovations since 2021, this is the DEAL you have been waiting for! The OPEN CONCEPT features LVP, IN-SUITE laundry & UNDERGROUND PARKING! The large living room is perfect for entertaining and provides convenient access to the large WRAP-AROUND BALCONY with privacy glass! The kitchen features GRANITE counters, STAINLESS STEEL appliances, tile backsplash & modern cabinetry. The primary bedroom is large enough for a KING BED and features a large built-in closet. The second bedroom is currently a home gym, and is also perfect for a roommate, office or guest space. Located in an unbeatable location, the BELTLINE is home to numerous shops, restaurants, spas, cafes, pubs & trendy 17th Ave. This CONCRETE building is getting a brand new elevator! It is also PET-FRIENDLY and located across the street from the only dog park downtown. Book your showing today!