



**306, 924 14 Avenue SW
Calgary, Alberta**

MLS # A2153547



\$279,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	858 sq.ft.	Age:	1981 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 638
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Discover vibrant downtown living in this renovated two-bedroom condo in Calgary's trendy Beltline district. Step into your new home and be greeted by a bright and spacious living area that boasts new laminate flooring, creating a sleek and seamless look throughout. With over 850 square feet there is plenty of space to grow and room for all your furniture. The brand-new kitchen is a true highlight, featuring two-tone cabinets, a workstation sink, trendy tile backsplash, custom touches and stainless steel appliances. Every detail, from the modern paint and countertops to the upgraded hardware and lighting, has been thoughtfully curated to provide a fresh and inviting atmosphere. Both bedrooms are generously sized, ensuring plenty of room for rest and relaxation. The updated bathroom complements the overall modern aesthetic of the unit, offering a stylish retreat. Enjoy the added convenience of a storage area with built-in shelving, perfect for keeping your living space organized and clutter-free. Relax or entertain on your private south balcony, where you can unwind and enjoy the vibrant cityscape. This unique condo benefits from having no neighbors directly below and one shared wall. The building offers an impressive range of amenities, including a squash court, a party room, fitness centre, sauna, laundry and on site management. You'll also enjoy the convenience of underground, titled parking. Located just steps from all that downtown Calgary has to offer, including the bustling shops and restaurants of 17th Avenue, the best parks, and the picturesque river valley, this condo truly puts you in the heart of it all. Don't miss this opportunity to own a piece of urban chic in Calgary's vibrant Beltline. Take a peak through the virtual tour.