



GRASSROOTS
REALTY GROUP

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102, 733 14 Avenue SW
Calgary, Alberta

MLS # A2191475



\$242,500

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	622 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 571
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Open Floorplan, Soaking Tub, Storage		

Inclusions: n/a

Welcome to Centro 733, where urban living meets modern comfort. This bright and inviting 1-bedroom, 1-bathroom suite is ideally positioned on the south side of the building, offering abundant natural light throughout the day. Although situated on the first floor, the unit is elevated above grade, providing both privacy and security. Step inside to discover newer laminate flooring that flows seamlessly through the spacious living area, perfect for relaxing or setting up your home office. The open-concept layout includes a dedicated dining area complete with a wall of built-in cabinets and a sleek granite buffet counter for additional storage and style. The modern kitchen features granite countertops, stainless steel appliances, and ample cabinetry to inspire your inner chef. Enjoy fresh air and morning coffee on your private balcony, accessed via large patio doors from the living room. The primary bedroom offers generous closet space, while the main bathroom boasts a luxurious soaker tub with granite accents. Convenience is key with in-suite laundry (washer included) and an additional storage locker. The unit also comes with an assigned parking stall, providing secure and convenient parking. The condo fees include unit electricity, adding value and simplicity to your monthly expenses. The building welcomes you with a cozy and inviting lobby that features comfortable seating for your guests. For cycling enthusiasts, there is convenient bike storage located on the main floor. Stay active and fit with access to the fully-equipped gym, and enjoy social gatherings in the community social room. Additional laundry facilities are available on the lower level for your convenience, and the building is pet-friendly, making it a perfect home for you and your furry companions. Living in Beltline means being steps away from Calgary's vibrant urban lifestyle. You're within walking

distance to 17th Avenue SW, known for its dynamic mix of trendy restaurants, coffee shops, lounges, and boutiques. Enjoy favorites like Analog Coffee, Trolley 5 Brewpub, Philosafy Coffee, Blanco Cantina, and Freshii. Nature lovers will appreciate the serene Beaulieu Gardens just across the street, perfect for a peaceful stroll. Plus, you're close to Central Memorial Park, Haultain Park, and the city's extensive pathway system for biking and walking. With grocery stores, fitness studios, parks, and essential services all nearby, this location truly offers the best of urban convenience. Don't miss the opportunity to own this stylish and well-appointed condo in one of Calgary's most sought-after neighborhoods. Book your private showing today!