



**GRASSROOTS**  
REALTY GROUP

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212, 111 14 Avenue SE  
Calgary, Alberta

MLS # A2197767



**\$269,900**

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	825 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 742
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to this wonderful 2-bedroom, 1-bathroom apartment in the heart of Beltline! Upon entry, you'll be greeted by a beautifully designed kitchen featuring contemporary cabinets, granite countertops, a stylish tile backsplash, and upgraded appliances. The spacious living room is bathed in natural light from large windows and sliding glass doors, which open to a sunroom—perfect for relaxing or entertaining. This unit offers two generously sized bedrooms and a well-appointed full bathroom, combining comfort and style. Notably, several thoughtful upgrades have been implemented including New Vinyl flooring and Fresh paint. For added convenience, it includes an underground heated parking space located directly beside the elevator shaft. Ideally situated just steps from the C-Train, MNP Sports Centre, 17th Ave, and the vibrant 1st Street District, where you'll find an array of restaurants, shops, and entertainment options. Book your private showing today!