



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

404, 1208 14 Avenue SW  
Calgary, Alberta

MLS # A2205428



**\$365,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	876 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 633
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Glass, Stucco	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	None		

Modernly updated 2 bedroom unit with outstanding city views. Phenomenally located kitty-corner from Connaught Park and off-leash area (perfect since the building is pet-friendly upon board approval), mere steps to the infinite amenities on 14th Street and the vibrancy of 17th Ave! The perfect inner-city lifestyle awaits with nightlife, dining, pubs, cafes, diverse shops and much more just moments away then come home to a quiet treelined street. Inside this beautifully updated unit are gleaming hardwood floors, a neutral colour pallet, trendy barn sliding doors, designer finishes and cleverly incorporated storage solutions. The open floor plan is bright and spacious with clear sightlines amongst all the principal rooms encouraging unobstructed conversations. Culinary adventures are inspired in the stunning kitchen featuring full-height sleek cabinetry, stainless steel appliances, quartz countertops and a large island with casual breakfast bar seating. A dedicated dining area easily hosts larger gatherings, while the adjacent living room invites you to sit back and relax. The expansive &ldquo;L&rdquo; shaped, covered balcony entices warm weather barbecues, peaceful morning coffees and unlimited people watching with the city lights as the enchanting backdrop. Both bedrooms are generously sized with large closets and easy access to the stylish 4-piece bathroom. In-suite laundry too for ultimate convenience. Assigned underground parking adds to your comfort, allowing you to leave your vehicle at home while you explore Calgary&rsquo;s premier entertainment district. Everything is close at hand plus just a quick bike ride to the river, downtown and beyond! Truly an outstanding location for this move-in ready home.