



GRASSROOTS
REALTY GROUP

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603, 340 14 Avenue SW
Calgary, Alberta

MLS # A2209306



\$199,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	444 sq.ft.	Age:	1974 (51 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Parkade, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 387
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Downtown Living at Its Best! Here's your chance to own a fantastic condo in the heart of the city—ideal as an investment property or a vibrant urban home. Just steps away from downtown, trendy 17th Avenue, local shops, restaurants, and several parks, this location has it all. Inside, you'll find a smartly designed layout featuring newer flooring, updated countertops, and a spacious private balcony—perfect for relaxing or entertaining. All utilities are conveniently included in the condo fees, making budgeting a breeze. Enjoy premium building amenities, including an indoor pool, fully equipped fitness center, and a large laundry facility. This unit also comes with a secure, covered parking stall. Don't miss this opportunity—book your private showing today!