



GRASSROOTS
REALTY GROUP

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401, 340 14 Avenue SW
Calgary, Alberta

MLS # A2211203



\$234,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	852 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 736
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: none

Bring your renovation touch to this south balcony, 2-bedroom unit is situated in the fantastic Beltline neighborhood. It is an end unit located on the fourth floor. The functional kitchen with dining room and the master bedroom is generously sized, accommodating a king-sized bed, and the second bedroom is also a good size. A 4-piece bathroom and a storage room which can be easily convert to a in-unit laundry room and allowed by Condo Board. The building is centrally positioned in Beltline, only a few blocks from the downtown core, a C-Train station, shopping centers, and within walking distance of the top-ranked high school, Western Canada High School. Memorial Park and the library are situated just behind the building. This solidly constructed concrete building offers amenities such as a renovated indoor pool and fitness facility.