



GRASSROOTS
REALTY GROUP

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212, 340 14 Avenue SW
Calgary, Alberta

MLS # A2212298



\$199,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	524 sq.ft.	Age:	1974 (51 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 447
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: N/A

FRESHLY PAINTED! This beautifully renovated 2nd-floor condo offers everything you could want in downtown BELTLINE living — unbeatable location, beautiful upgrades, top-tier building amenities, & all utilities (HEAT, WATER, ELECTRICITY) included in the condo fees — yes, even electricity! PET-FRIENDLY HEAVEN — this building is perfect for pet parents! DOGS 25lbs or less &/or CATS are welcome (subject to board approval), making it easy to enjoy city life with your furry companions by your side. Superbly located with a WALK-SCORE of 98/100, a BIKE-SCORE of 95/100, & EXCELLENT TRANSIT OPTIONS with 2 LRT STATIONS closeby, you are just steps from Calgary's vibrant 17th Avenue, historic Memorial Park, the Stampede Grounds (hello fireworks views!), the Sheldon Chumir Health Centre, SUNTERRA Market, + 15, Bow River & only a short stroll to downtown. Live in a well-managed CONCRETE building with HOTEL-STYLE features. You will enjoy 2 secure fob-operated ELEVATORS, an amazing ON-SITE BUILDING OPERATOR & a FULL TIME BUILDING CLEANER, a FITNESS CENTER, an INDOOR WATER POOL, & a SAUNA — all included in your lifestyle. 24 HR CAMERAS/VIDEO SECURITY in the lobby & on EVERY FLOOR & a FOB OPERATED SECURE building entrance offers peace of mind, while a RESERVE FUND of over \$2M ensures the long-term health of the building. Step inside this TURN-KEY, MOVE-IN-READY VACANT home & prepare to be impressed. The unit is bright & airy, thanks to its open layout, beautiful renovations & abundant natural light. The modern kitchen is a chef's dream, featuring ISLAND STYLE GRANITE countertops, a STYLISH BACKSPLASH, ample soft-close cabinetry, UNDER CABINET lighting, UNDERMOUNT LARGE KITCHEN SINK, UPGRADED PULL

DOWN SINGLE HANDLE kitchen faucet and a functional ISLAND/BAR-STYLE setup – perfect for casual meals or entertaining friends. The LAMINATE & TILE flooring throughout adds durability & style. The spacious living room opens onto a large private balcony (13' x 5'), your personal outdoor retreat to relax or entertain. The unit includes a LARGE INDOOR STORAGE room (9'5" x 3'), giving you plenty of space for bikes and seasonal items. The entire space has been thoughtfully upgraded & maintained, saving you the time and cost of renovations. Save yourself from the stress of working with trades & the high cost of renovations in this current era of inflation. With a dedicated assigned parking stall #106, incredible building amenities, and an exceptional sense of community, this home checks every box for comfort, convenience, and value. Whether you are a first-time buyer, downsizer, senior, downtown working professional or an investor, this property is the perfect fit. Why settle for less when you can own a stylish, low-maintenance home in one of Calgary's most desirable neighborhoods? Vacant & Move-In Ready. Heat, Water, Electricity, Appliances, Parking, Exterior Maintenance and Snow Removal Included. Welcome home! This is the opportunity you have been waiting for!