

701, 1208 14 Avenue SW
Calgary, Alberta

MLS # A2215125



\$596,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Penthouse | | |
| Size: | 1,676 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 1,343 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | CC-MHX |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s) | | |

Inclusions: NONE

****OPEN HOUSE SATURDAY APRIL 26, 1-3PM ****.A rare opportunity to own a southwest corner penthouse with a private rooftop retreat in "Parkside Terrace." This two-storey residence is bathed in natural light, offering an open-concept layout with hardwood floors throughout. A generous living space features a wood-burning fireplace with stone surround, flows seamlessly to the large dining area and chef inspired kitchen — featuring granite and butcher-block counters, induction cooktop, wall oven, and a industrial size fridge and freezer. A 23 foot south-facing balcony extends the living space outdoors. Upstairs, the king-sized primary suite includes a walk-in closet with custom organizers and a contemporary ensuite with double sinks and a glass shower. A second bedroom, also with ensuite and large closet, opens directly to the spectacular private rooftop patio — a sun-drenched space perfect for entertaining or relaxing. Additional features include a bright home office/den, two parking stalls (one underground, one surface), in-suite laundry, and a large storage room. The building has recently undergone major upgrades including a new roof and modern glass balconies. Pet-friendly and exceptionally located across from Connaught Park, steps to 17th Avenue, and minutes to downtown. An Exceptional offering. Move in & Enjoy!