

605, 1334 14 Avenue SW  
 Calgary, Alberta

MLS # A2267997



**\$264,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 892 sq.ft.                         | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Assigned, Parkade, Underground     |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                     |                   |        |
|--------------------|---------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                   | <b>Condo Fee:</b> | \$ 775 |
| <b>Basement:</b>   | -                                                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                                                     | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s) |                   |        |

**Inclusions:** All Light Fixtures

Nestled on a picturesque tree-lined street in Calgary's vibrant Beltline, this stylish corner unit offers the perfect blend of urban living and everyday comfort. With nearly 900 sq. ft. of thoughtfully designed space, this two-bedroom, one-and-a-half-bath condo welcomes you with bright southwest exposure that fills the rooms with natural light. The freshly painted interior and newly updated lighting enhance the modern aesthetic, while large windows frame charming city views that shift beautifully from day to night. The open-concept layout offers effortless flow between the kitchen, dining, and living areas—ideal for both entertaining and quiet evenings in. You'll appreciate the convenience of in-suite laundry and the quietness of a concrete building, ensuring peace and quiet in the heart of the city. Each space has been professionally cleaned, creating a move-in-ready home that feels fresh and inviting from the moment you step inside. Enjoy the best of downtown Calgary living with underground parking and unbeatable walkability. Step outside your door to stroll along iconic 17th Avenue, explore nearby cafés and boutiques, or hop on the LRT for an easy commute anywhere in the city. Whether you're a first-time buyer, investor, or urban professional, this bright Beltline condo perfectly captures the charm, convenience, and lifestyle of inner-city living.