

**604, 1001 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2291750**



**\$385,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 816
<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>	Kitchen Island, Track Lighting		

**Inclusions:** n/a

This well maintained unit in the well managed and maintained concrete Cozart Condo. Very bright and light with gleaming hard-wood floors. The layout is open and functional, with a good sized kitchen which opens to the dining and living space, with plenty of natural light thanks to the large windows and patio door. Beautiful hardwood flooring throughout, Stainless steel appliances, Good size laundry and storage area in suite Two good size bedroom and two full baths. Great view and a large balcony. Cozart offers resident management, security, renovated gym, large party room, visitor parking, car wash and a roof top terrace with city skyline views. Convenient inner city living located a short walk to downtown. Trendy Uptown 17th Ave. eateries, bars, shopping, transportation are all just steps away! Assigned parking Number 53. Storage unit 25/604