

**511, 340 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2299377**



**\$189,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 443 sq.ft.                         | <b>Age:</b>   | 1974 (52 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                        |                   |        |
|--------------------|------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                      | <b>Condo Fee:</b> | \$ 371 |
| <b>Basement:</b>   | -                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete               | <b>Zoning:</b>    | CC-COR |
| <b>Foundation:</b> | -                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator               |                   |        |

**Inclusions:** n/a

Wow, what an absolutely gorgeous condo!!! This spectacular unit is totally updated & modern, with thousands of dollars in renovations recently spent to create one of the most hip & stylish homes around! **SHOW SUITE CONDITION.** This wonderful condo features deluxe laminate hardwood floors, a very bright & open kitchen with raised eating bar, new cabinets & counter tops, a mosaic tile backsplash, stainless steel appliances, and a spacious living room with a sunny south facing balcony. Located in the very popular concrete building **THE PALISADES.** The complex is extremely well maintained and boosts a very healthy 2.5 million dollar reserve fund. The building features a beautiful indoor salt water pool, sauna, and a large exercise facility. Condo fees include all the basics including electricity. Only steps to the trendy shops & restaurants of 17th Avenue or a 5 min walk to downtown Calgary. **THIS IS THE HOME YOU'VE BEEN DREAMING OF...**