

408, 924 14 Avenue SW
Calgary, Alberta

MLS # A2305360



\$201,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	868 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 744
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to this spacious nearly 900 sq.ft. 2-bedroom unit in Calgary's vibrant Beltline. This south-facing home offers a bright and functional layout with a private balcony, ideal for comfortable urban living. Located just steps from downtown and 17th Avenue, this property offers unbeatable walkability to restaurants, cafes, shopping, and transit. The unit is also within the catchment of highly regarded schools, including Western Canada High School, making it a compelling option for both end-users and investors. This well-managed building is known for its strong rental demand, making this unit an excellent investment opportunity with consistent tenant appeal. A titled underground parking stall is included, along with access to extensive amenities such as a fitness centre, racquet courts, sauna, and recreation facilities. Condo fees include heat, water, and professional management, offering convenience and predictable ownership costs. Whether you are a first-time buyer, young professional, or investor, this is a rare opportunity to secure a generously sized 2-bedroom unit in one of Calgary's most walkable and rentable inner-city communities.