

117, 126 14 Avenue SW
Calgary, Alberta

MLS # A2305537



\$315,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,040 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 693
Basement:	-	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

****OPEN HOUSE SAT MAY 30 FROM 11AM-1PM** TITLED HEATED UNDERGROUND PARKING | PET-FRIENDLY BUILDING | GAS FIREPLACE | 9 FT CEILINGS | 2 BED + DEN / 2 BATH | 1,039 SQ FT** - Welcome to Polo Terrace, where comfort, flexibility, and unbeatable inner-city convenience come together in this well-maintained 2-bedroom + den condo located in the heart of Calgary's vibrant Beltline. Whether you're a first-time buyer, investor, or looking to upsize or downsize, this home offers incredible value in one of the city's most desirable urban communities! Stepping inside, you're welcomed by a spacious foyer with a large front closet for coats and everyday essentials. To your left, the kitchen offers an abundance of cabinet and counter space, stainless steel appliances, and a convenient breakfast bar perfect for casual dining or entertaining guests. Adjacent to the kitchen is a dedicated dining area, creating an ideal layout for everyday living and hosting. Just beyond, the bright and inviting living room is centered around a gorgeous gas fireplace, creating a warm and comfortable focal point. Off the living area, the den provides an ideal space for a home office, study area, or flex room. The smart floorplan places the bedrooms on opposite sides of the living space, offering added privacy for roommates, guests, or families. The spacious primary bedroom easily accommodates a king-sized bed and features a walk-through closet leading to a private 4-piece ensuite bathroom. Across the hall, the second bedroom comfortably fits a queen-sized bed and is conveniently located next to another full 4-piece bathroom. A large in-suite storage/laundry room provides excellent functionality for everyday living. Additional highlights include a titled, heated underground parking! Step outside and enjoy the best of urban living just blocks from 1st Street, 17th

Avenue, the CTrain, Saddledome, Stampede Park, Lindsay Park, Central Memorial Park, Memorial Library, MNP Community & Sport Centre, dog parks, daycare, shopping, restaurants, schools, and more. This is truly a walker's paradise in a vibrant, pet-friendly, and well-managed building. Whether you're buying your first home, adding to your portfolio, or searching for low-maintenance inner-city living, this Beltline gem is one you won't want to miss. Book your private viewing today!