

906, 1319 14 Avenue SW
Calgary, Alberta

MLS # A2306623



\$275,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	368 sq.ft.	Age:	2024 (2 yrs old)
Beds:	-	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 255
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Glass, Metal Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Quartz Counters		

Inclusions: N/A

Built in 2024, this modern residence offers the perfect blend of contemporary design and unbeatable location. Downtown and steps off vibrant 17th Avenue, known for its restaurants, cafes, and nightlife. This west-facing unit is flooded with natural light and showcases stunning sunset views from your private balcony (just under 100 sq ft)—an ideal space to unwind or entertain while overlooking the panoramic west-facing view. Inside, you’ll find a thoughtfully designed layout with clean finishes and a modern aesthetic throughout, perfectly suited for professionals, investors (Air BnB Friendly) or anyone looking to enjoy a low-maintenance urban lifestyle. This home delivers both lifestyle and location in one of Calgary’s most connected neighbourhoods.