

201, 1208 14 Avenue SW
Calgary, Alberta

MLS # A2307072



\$325,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	985 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 858
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: n/a

2 BEDS | 2 BATHS | QUARTZ COUNTERTOPS | SOUTH-FACING BALCONY | HEATED UNDERGROUND PARKING | PET-FRIENDLY CONCRETE BUILDING | FULLY RENOVATED | VINYL PLANK FLOORING Beautifully renovated bright corner unit in the heart of the Beltline offering exceptional value and move-in ready convenience. The open-concept layout features a white kitchen with quartz countertops, subway tile backsplash, soft-close cabinets, pot drawers, pantry storage, built-in desk, and a free-standing island for added prep and storage. The spacious living room is filled with natural light and opens onto a large south-facing balcony with updated glass panels. Both bedrooms are generous in size with built-in closet organizers, while the primary bedroom includes a private 2-piece ensuite behind a barn door. The main 4-piece bathroom is fully renovated, and the entire condo features durable vinyl plank flooring. A convenient in-unit storage room with stacking washer and dryer completes the space. Additional features include heated underground parking, bike storage, and a quiet, well-managed concrete building that is pet-friendly. Located steps from Connaught Park and the off-leash area, and within walking distance to 11 Street shops and cafes, 17 Avenue restaurants and nightlife, Co-op Midtown, GoodLife Fitness, Urban Fare, Community Natural Foods, and excellent transit access. Turn-key living in one of Calgary's most walkable neighborhoods.