

**106, 126 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2308720**



**\$329,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 700
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s)		

**Inclusions:** none

Welcome to "Parker" in Polo Terrace — where comfort meets convenience. This beautifully updated 2-bedroom, 2-bathroom + den condo offers an open-concept layout and comes with TWO titled underground parking stalls (tandem). Recent upgrades include fresh paint, new high-end quartz countertops, new window blinds, new dishwasher and a high-efficiency washer & dryer set. The bright and functional layout is filled with natural light, highlighting the modern finishes and updated flooring throughout. The spacious den is ideal for a home office or flex space. The primary bedroom features a walk-through closet and a private ensuite, providing both comfort and privacy. Enjoy cozy evenings in the living room with a gas fireplace, and cook with ease in the contemporary white kitchen, complete with stainless steel appliances and a peninsula island with seating. Additional features include in-suite storage and a stacked washer/dryer, offering everyday convenience. Located in the heart of Calgary's vibrant 17th Ave & 1st St SW, this home is just steps from shops, restaurants, cafes, and public transit, including the C-Train. Ideal for both homeowners and investors, this is a fantastic opportunity to own in one of Calgary's most desirable inner-city locations. Book your private showing today.