

103, 1124 14 Avenue SW
Calgary, Alberta

MLS # A2308986



\$549,950

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,178 sq.ft.	Age:	1989 (37 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 750
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, See Remarks		

Inclusions: none

Welcome to #103 at Barclay Estates — a professionally renovated, multi-level townhome nestled in the heart of Calgary's vibrant Beltline, just a short stroll from the legendary energy of 17th Avenue SW. Set within one of the inner city's most distinctive complexes, this exceptional residence blends timeless architecture with a magazine-worthy modern renovation that must be seen in person to be fully appreciated. From the moment you step through the front door, it is clear that no detail was overlooked. The main floor has been transformed into an open-concept living experience anchored by a show-stopping kitchen renovation. Sleek two-tone cabinetry pairs dark navy shaker lowers — dressed with brushed brass hardware — against crisp white upper cabinets, all crowned by a luminous quartz island with bar seating for four. Dual oversized black-and-gold pendant lights illuminate the space, a classic subway tile backsplash adds texture and warmth, and stainless steel appliances complete this chef-ready kitchen that is equally built for entertaining as it is for everyday living. The living room is centred around a dramatic floor-to-ceiling stacked stone feature wall with a gas fireplace — a stunning focal point that anchors the space with warmth and sophistication. Wide-plank light engineered hardwood floors flow throughout the main level, complemented by recessed lighting, large bay windows dressed with California shutters, and a seamless flow between kitchen, dining, and living areas that makes hosting effortless. A beautifully updated powder room on the main floor completes the level with quartz counters and brushed gold fixtures. Upstairs, two well-proportioned bedrooms offer comfort and privacy. The primary retreat features a wide bay window, walk-in closet, and direct access to the renovated full bathroom — finished with a double

vanity, marble-look quartz countertops, subway tile tub surround, dark slate tile floors, and polished nickel fixtures. Upper-floor in-suite laundry, tucked neatly in a dedicated hall closet, is a rare and highly practical convenience that rounds out the upper level beautifully. The lower level is where this home truly sets itself apart. A fully equipped private gym and workout room — complete with rubber sport flooring, wall-to-wall mirror, and a mounted flat-screen TV — is the ultimate inner-city amenity. Skip the gym membership entirely and train on your own schedule, steps from your front door. Outside, a private patio with interlocking brick pavers provides the perfect setting to unwind or host an evening BBQ, surrounded by manicured landscaping within the park-like grounds of Barclay Estates. Completing this outstanding package is the double attached garage — an exceptionally rare find in the inner city — offering secure, heated parking for two vehicles plus generous additional storage. Call your favourite Realtor and book your private viewing.