

**702, 1001 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2314761**



**\$425,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,315 sq.ft.	<b>Age:</b>	1981 (45 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>	Hot Water, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 932
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Open Floorplan, See Remarks		

**Inclusions:** none

Welcome to your sun-drenched retreat in the heart of Calgary's vibrant Beltline. This fully renovated corner unit is the perfect blend of modern luxury and everyday comfort—designed to impress from the moment you walk in. With desirable southwest exposure, natural light floods the space all day long, creating a bright, warm, and inviting atmosphere. The open-concept layout feels expansive and effortless, anchored by a stunning modern kitchen featuring sleek cabinetry, quartz countertops, stainless steel appliances, and engineered hardwood flooring throughout—plus the added comfort of central A/C. The living room is a true showpiece, complete with a fully tiled feature wall, floating built-ins, and a striking fireplace—perfect for relaxing evenings or entertaining guests in style. Step out onto your private patio and soak up the sun or unwind after a long day. Down the hall, you'll find a spacious in-suite laundry room with extra storage, a beautifully updated 4-piece bathroom, and a versatile second bedroom equipped with a Murphy bed—ideal for guests or a home office. Through elegant French doors, escape to your primary suite retreat, offering generous space, dual closets, and a luxurious ensuite featuring a glass shower, deep soaker tub, and dual quartz vanity. And the best part? Peace and quiet. This highly sought-after concrete building offers exceptional soundproofing, privacy, and a true sense of upscale living. Enjoy premium amenities including a renovated party room, fitness center, and the incredible Sky Lounge rooftop patio with breathtaking city views. Step outside and you're just moments from Calgary's best restaurants, cafes, parks, and transit, with downtown only a short walk away. Bonus: Property taxes are expected to decrease by June—adding even more value to this

incredible opportunity. Open House: Saturday & Sunday, May 30 & 31 | 12:00 PM &ndash; 3:00 PM This is more than a condo&mdash;it&rsquo;s a lifestyle. Come see it before it&rsquo;s gone.