

204, 317 14 Avenue SW
Calgary, Alberta

MLS # A2315042



\$169,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	615 sq.ft.	Age:	1970 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Gated, Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Elevator, No Smoking Home		

Inclusions: N/A

Back on the Market! Don't miss your second chance! This truly awesome Apartment Condo is located in the heart of Calgary's sought-after community of Beltline! Close to 17th Ave action & culture, but far enough away for your quiet get away! This well managed building has so much to offer: main floor (just off the lobby) bike storage, titled underground parking stall, titled storage unit, a comfortable lobby; all encompassed in a classy early 70's brick building with loads of charm! Inside the one-bedroom unit you will find a practical and spacious floor plan including an open Galley Kitchen w/eating counter, a roomy living/dining room leading to a quiet deck (filled with afternoon sunshine), a good-sized bedroom, 4 piece bath, in suite laundry and more. The building is adjacent to tennis courts, soccer pitch and Memorial Park Library. A mere 4 blocks walk to downtown and +15 system. Close to parks, night life, restaurants & bars, Stampede Park, shopping, Elbow River pathways ... the list of positives goes on and on! This location can host your urban lifestyle ten out of ten! Tough to beat this amazing location! Book your private viewing today before this home is sold!