

**840, 540 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2317939**



**\$289,900**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                                     |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)           |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                  |               |                   |
| <b>Size:</b>     | 1,125 sq.ft.                                 | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 2                                            | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Covered, Off Street, Parkade, Secured, Stall |               |                   |
| <b>Lot Size:</b> | -                                            |               |                   |
| <b>Lot Feat:</b> | -                                            |               |                   |

|                    |                                                                              |                   |        |
|--------------------|------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Tile                                                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                            | <b>Condo Fee:</b> | \$ 901 |
| <b>Basement:</b>   | -                                                                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Mixed                                                       | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -                                                                            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, See Remarks |                   |        |

**Inclusions:** Murphy bed in 2nd bedroom, shelves in living room

Elevated living in Calgary's vibrant Beltline. Welcome to this bright, spacious, and thoughtfully upgraded corner unit on the 8th floor of Rosewood Estates, one of the neighbourhood's most well-managed concrete buildings. With 1,125 sq ft of single-level living space, two bedrooms, and one and a half bathrooms, this home offers comfort, quiet, and space at an exceptional price point. The open-concept layout flows effortlessly from the welcoming entryway through to the living and dining areas, all bathed in natural light from the large windows that frame sweeping downtown views in two directions. Fresh paint gives the home a clean, move-in-ready feel, and new lighting and updated outlets have been installed throughout, adding a polished finishing touch to every room. The kitchen has been refreshed with refinished cabinetry and drawers, a new hood microwave, and stainless steel appliances, making it a functional and attractive space whether you're cooking for one or entertaining guests. The living area opens onto a large wrap-around balcony where you can take in the Calgary skyline from sunrise to sunset and well into the evening. The primary bedroom is generously sized with ample closet space and a private half bath, while the second bedroom offers flexibility for guests, a home office, or a roommate. A three-piece bathroom serves the remainder of the unit, and the dedicated in-suite laundry room with additional storage adds everyday practicality that is easy to overlook until you don't have it. One of the standout features of this unit is the central air conditioning, genuinely rare for a suite of this size and at this price. Combined with the quiet concrete construction of Rosewood Estates, the level of comfort here is something inner-city condo buyers are often pleasantly surprised to find. Additional recent upgrades include new toilets, new shut-off valves, and newer patio doors,

providing real peace of mind for years to come. Residents enjoy access to a well-equipped fitness centre, a social room, bike storage, and covered and secured parking, all within a well-managed, pet-free building known for its friendly community feel. Steps from the restaurants, cafes, and energy of 17th Avenue, with easy access to downtown, Stampede Park, the river pathways, and LRT, the location is as good as it gets in the Beltline. Book your private showing today.