

205, 1334 14 Avenue SW
Calgary, Alberta

MLS # A2318173



\$279,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	907 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 832
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the highly sought after Harcourt Estates, located in the heart of Calgary's vibrant Beltline and just steps from 17 Avenue. This spacious, southwest facing corner unit is filled with natural light year round, thanks to floor-to-ceiling windows that brighten the home from morning to evening. Step inside to an inviting open concept layout designed for comfortable, low-maintenance living. The home features tile flooring throughout, offering effortless cleaning and a cool, refreshing feel during Calgary's warm summer months. From the oversized living room, you are led into the modern kitchen, which offers abundant cabinet and counter space and is complemented by recently updated stainless steel appliances. The kitchen flows seamlessly into the spacious dining area, creating an ideal layout for both everyday living and entertaining. The generous primary bedroom is a true standout, featuring a walk-in closet and a private 2-piece ensuite. The second bedroom is equally impressive, complete with elegant French doors and a south-facing window that fills the space with natural light—perfect for guests, a home office, or flexible living space. Enjoy your own large south-facing balcony - an ideal spot to relax, entertain, or enjoy your morning coffee in the sunshine. Additional highlights include a dedicated in-suite laundry room with stacked washer and dryer with extra storage space, a prime underground heated parking stall, and a separate storage locker for all your extras. This pet-friendly building is ideally located within walking distance to endless shopping, restaurants, parks, and schools. Situated just off 14th Street, commuting is quick and convenient with easy access to Crowchild Trail. Combining space, natural light, functionality, and an unbeatable location, this exceptional Beltline home offers the very best of inner-city living!