

407, 1319 14 Avenue SW
Calgary, Alberta

MLS # A2320935



\$350,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	514 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 435
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Track Lighting		

Inclusions: None

AirBnB / Short Term Rental Friendly. Up to 20% of the building and 2 per floor are now (June 12) allowed to be Short Term Rentals. This is a coveted ability, and when combined with it's almost new construction (2024), underground title parking, amazing location (3 blocks to 17th for fun OR short walk downtown), makes this into a 1 bed 1 den condo into a special property. The heart of the home (or investment) is the kitchen, with contrasting faux wood lower cabinets, white glossy upper, upgraded stainless steel appliances including GAS stove (chef anyone?), quartz countertops, and full height backsplash. The open kitchen / great room has a "New York" aesthetic with soaring high ceiling, exposed duct work, and concrete floors, all benefiting from it's corner location, loving it's sundrenched west exposure with floor to ceiling windows. For those students or AirBnB work travellers, there is a separate den, as well as primary bedroom. Four piece bathroom with full height tile, curved shower rod for extra space, and vanity. Convenient stacked washer and dryer. Generous balcony, and for when you want even more space, the elevator will whisk you to the 19th floor, with rooftop patio and a games room to relax in complete with pool table, TV, dart board, and small kitchen. Enjoy the titled underground parking. Call today for private viewing.