

402, 537 14 Avenue SW  
Calgary, Alberta

MLS # A2184741



**\$350,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Heated Garage, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 839
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** na

Welcome to your dream home! This beautifully designed 2-bedroom, 1.5-bath condo offers an exquisite blend of modern luxury and urban convenience. Step inside to discover a bright, open living space adorned with luxury vinyl plank flooring that flows seamlessly throughout. The stunning custom cabinetry and quartz countertops in the kitchen not only elevate the aesthetic but also provide ample space for both cooking and casual dining. Imagine entertaining friends in the spacious living room, or enjoying a morning coffee on your large private balcony, perfect for soaking up the sun. The layout includes a dining area that flows effortlessly into the living space, creating an inviting atmosphere for gatherings. The primary bedroom features a convenient 2-piece ensuite, offering privacy and comfort, while the second bedroom is perfect for guests or as a home office. With a brand new 2024 washer and dryer, laundry day is a breeze! Relax and unwind in the building's sauna, a perfect retreat after a long day. Situated just seconds away from the vibrant 17th Avenue, you'll have access to Calgary's best restaurants, coffee shops, and nightlife right at your doorstep. This pet-friendly building includes fantastic amenities like a rooftop patio with a community garden, ideal for entertaining or simply relaxing under the sun. Plus, there's a dedicated dog run for your furry friends! Additional features include one underground parking stall with extra storage, ensuring you have everything you need right at home. Don't miss out on this exceptional opportunity to live in a beautifully designed, stunning condo in a prime location. Schedule your showing today or check out the 3D tour!