

102, 1234 14 Avenue SW  
Calgary, Alberta

MLS # A2186432



**\$299,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, 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>	-	<b>Condo Fee:</b>	\$ 600
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** TV in Primary Bedroom and Wall Mount

Discover this beautifully renovated 2-bedroom, 1-bathroom apartment in Calgary's vibrant Beltline neighbourhood. The spacious open floor plan centres around a beautiful kitchen featuring limestone countertops, a waterfall island, updated white cabinets, a stylish backsplash, and stainless steel appliances, including a wine fridge and hood fan. With enough space to incorporate both a dining room table and a full-sized living room, this unit feels anything but cramped. The two generously sized bedrooms include a master suite with a large walk-in closet, complemented by a fully renovated bathroom featuring a sleek tiled shower. Additional highlights include brand-new flooring throughout, in-suite laundry, a titled underground parking stall, and an assigned storage locker. Step outside to enjoy your private ground-floor patio, perfect for entertaining guests without the hassle of buzzing them in. Located just steps from 17th Avenue, this unit offers unparalleled access to boutique shops, charming cafes, and trendy restaurants, as well as cultural landmarks and nearby green spaces like Connaught Park and the Bow River pathways. This south-facing gem is a rare find, combining style, space, and location—all for under \$300,000. Don't miss your chance to call this home!