



GRASSROOTS
REALTY GROUP

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706, 340 14 Avenue SW
Calgary, Alberta

MLS # A2296431



\$215,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	455 sq.ft.	Age:	1972 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 395
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Recreation Facilities, Sauna, See Remarks		

Inclusions: n/a

Located in the heart of Calgary's Beltline, this charming 7th-floor condo is just steps away from 17th Avenue, Memorial Park, Stampede Grounds, Bow River, and downtown. The concrete building is pet-friendly, making it a true haven for pet owners. Residents benefit from top-tier amenities including two secure elevators, an on-site building operator, a full-time cleaner, a fitness center, an indoor pool, a sauna, and 24/7 video security. Step inside to discover a bright, open layout highlighted by a modern white kitchen, with brand new quartz countertops, brand new sink and upgraded backsplash. Bamboo flooring flows seamlessly throughout the living area that opens onto a private balcony. The bedroom boasts a full wall of premium closet space complemented by custom built-in drawers. The unit also includes an assigned parking stall and is move-in ready—no renovations needed. All utilities are included in the condo fees: heat, water, electricity, appliances, parking, exterior maintenance, and snow removal. This stylish condo is an exceptional opportunity for first-time buyers, professionals, downsizers, or investors. Book your showing today and experience vibrant Beltline living at its finest!