



**GRASSROOTS**  
REALTY GROUP

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401, 340 14 Avenue SW  
Calgary, Alberta

MLS # A2301349



**\$239,900**

|           |                                               |        |                   |
|-----------|-----------------------------------------------|--------|-------------------|
| Division: | Beltline                                      |        |                   |
| Type:     | Residential/High Rise (5+ stories)            |        |                   |
| Style:    | Apartment-Single Level Unit                   |        |                   |
| Size:     | 852 sq.ft.                                    | Age:   | 1972 (54 yrs old) |
| Beds:     | 2                                             | Baths: | 1                 |
| Garage:   | Assigned, Heated Garage, Parkade, Underground |        |                   |
| Lot Size: | -                                             |        |                   |
| Lot Feat: | -                                             |        |                   |

|             |                                                    |
|-------------|----------------------------------------------------|
| Heating:    | Baseboard, Natural Gas                             |
| Floors:     | Vinyl Plank                                        |
| Roof:       | -                                                  |
| Basement:   | -                                                  |
| Exterior:   | Brick, Concrete                                    |
| Foundation: | Poured Concrete                                    |
| Features:   | Quartz Counters, See Remarks, Soaking Tub, Storage |

|            |        |
|------------|--------|
| Water:     | -      |
| Sewer:     | -      |
| Condo Fee: | \$ 736 |
| LLD:       | -      |
| Zoning:    | CC-COR |
| Utilities: | -      |

Inclusions: N/A

Life in the Beltline begins with a setting that places downtown energy, tranquil green spaces and daily essentials just steps from your door. Thoughtful updates throughout this end unit bring a clean, modern feel while maintaining a layout that works effortlessly for both everyday living and entertaining. Fresh paint in a neutral palette pairs with new LVP flooring and new baseboards to create a cohesive look that feels both current and easy to personalize. Culinary creativity is inspired in the fully renovated galley-style kitchen where quartz countertops, a stylish backsplash, updated lighting and extensive cabinetry combine function with a refined finish. An adjacent dining area keeps meals connected while maintaining clear separation from the main living space. Natural light pours through an entire wall of glass, drawing attention toward the south-facing balcony that extends your living area outdoors for morning coffee, evening drinks or summer barbecues. Time spent in the living room feels open and comfortable with plenty of space to arrange seating for both quiet nights and hosting guests. Two well-proportioned bedrooms create flexibility for sleeping, working from home or accommodating visitors without compromise. Daily routines feel elevated in the newly renovated 4-piece bathroom where modern finishes introduce a clean, polished look. Storage solutions are thoughtfully integrated throughout, with condo board approval for a future in-suite laundry conversion, adding long-term convenience and value. This amenity-rich building features a heated indoor pool, a well equipped fitness facility and a rejuvenating sauna, along with the comfort of a quiet concrete structure and secure underground heated parking. Stepping outside connects you to the best of inner-city living with the downtown core, c-train access, cafes, shopping, memorial park, the library and

Western Canada High School all within easy reach, supporting a walkable lifestyle that keeps daily routines simple and connected.