



GRASSROOTS
REALTY GROUP

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414, 1025 14 Avenue SW
Calgary, Alberta

MLS # A2304222



\$230,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	769 sq.ft.	Age:	1964 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 682
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: none

Exceptional Opportunity & Discover a stunning top-floor 2-bedroom condo in a solid concrete building, complete with parking, in-suite laundry, a balcony, and extra storage! Nestled in the sought-after Beltline neighbourhood, this location is just steps away from the vibrant amenities of 17th Avenue and a short walk to downtown, making it an ideal choice for urban professionals, investors, and first-time homebuyers. This open-concept condo features a mixture of ceramic tile and engineered hardwood flooring. The kitchen is designed for entertaining, boasting a spacious island and breakfast bar, espresso cabinetry and seamlessly connects to the living room with a generous balcony with views of downtown. Both bedrooms are comfortably sized and share a bright 4-piece bathroom. Additional conveniences include in-suite laundry with a large stackable washer and dryer, ample storage closets, and an assigned storage locker right next to the unit. This well-maintained concrete building is situated in the heart of one of Calgary's most desirable inner-city communities. Schedule your viewing soon, as this remarkable property won't stay on the market for long! *Some of the photos have been virtually staged