



**GRASSROOTS**

REALTY GROUP

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**1110 14 Avenue SW  
Calgary, Alberta**

**MLS # A2304554**



**\$543,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,370 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Membrane, Mixed	<b>Condo Fee:</b>	\$ 750
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Vinyl Windows		

**Inclusions:** n/a

Discover a sophisticated blend of quiet community and urban pulse in the heart of the Beltline. This bright townhouse offers a level of privacy and space rarely found in the city center, nestled within a boutique 28-unit enclave defined by a peaceful interior courtyard and a history of meticulous management. Because of the superior quality and a strong sense of community, homes in this project are seldom available, often seeing only one or two listings per year. The main level is designed for both comfort and connection, where natural hardwood floors lead you into a light-filled living area centered around a classic wood-burning fireplace with marble detailing. The kitchen balances style and utility with granite countertops, matching stainless steel appliances, and ample cabinetry, flowing seamlessly into a dining area scaled for hosting groups of all sizes. Refined details like high-end bottom-up blinds and central air conditioning ensure the home remains a comfortable, private retreat throughout the changing seasons. The upper floor serves as a dedicated sanctuary, featuring two oversized bedrooms that offer generous space for relaxation. The ensuite bathroom offers everything you need with dual sinks and a large soaker tub, while the large closet offers all the space you need. To finish this level, the highly functional laundry room is placed exactly where it's needed most—directly adjacent to the bedrooms. The lower level expands the home's footprint with a versatile flex space, ideal for a quiet home office, a private gym, or a hobby room. Uniquely for the inner city, this property includes an attached double under-drive garage, perfect for our changing weather. This provides a level of convenience, security, and storage capacity that is a true luxury for the area. Located directly across from the greenery of Connaught Park and the historic St.

Stephen's Anglican Church, the setting feels remarkably residential despite being steps from the energy of 17th Avenue. Residents enjoy immediate access to over 400 local shops, boutiques, and world-class dining options, all while being within easy walking distance of the downtown core and local off-leash areas. This property represents an incredible opportunity for long-term value in one of Calgary's most sought-after locations.