



GRASSROOTS
REALTY GROUP

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1440, 540 14 Avenue SW
Calgary, Alberta

MLS # A2306521



\$450,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	2,105 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Covered, Enclosed, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,807
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub

Inclusions: Beverage Fridge x 2, Dining Room Hutch

* \$25,000 PRICE IMPROVEMENT * Welcome to one of the Beltline's most unique offerings, a rare 2 storey penthouse that delivers unmatched space, bold character, and an elevated inner city lifestyle at an incredible price point. Spanning two levels, this oversized 2 bedroom urban home offers a layout rarely found in Calgary's condo market, blending the feel of a stylish townhouse in the sky with the energy of downtown living. Designed for buyers who value character and spaces that stand apart, the home features two separate wraparound balconies, one on each level, along with a stunning 3 season sunroom off the primary suite, creating an incredible mix of indoor outdoor living, entertaining potential, and skyline views from nearly every angle. Inside, dramatic open concept living spaces, striking black hardwood floors, wood burning fireplaces on both levels, and a standout central staircase illuminated by an overhead skylight bring warmth, style, and architectural personality throughout. The main floor is built for entertaining, with expansive living and dining areas, a stylish kitchen, and a dedicated home office that adds flexibility for modern city living. Upstairs, the primary suite is a true standout, complete with two walk in closets and an impressive ensuite featuring a deep soaker tub, steam shower, beverage fridge, and integrated coffee and wine station. The adjoining 3 season sunroom adds yet another distinctive layer to the home's impressive layout, offering a unique space for everyday living and entertaining. Complete with two parking stalls, generous in suite storage, and access to Rosewood Estates' fitness centre, social room, and secure bike storage, this home perfectly balances lifestyle and practicality. Upcoming hallway modernization is planned, offering buyers the benefit of fully refreshed common areas. Set in

the heart of the Beltline, you're just steps from some of Calgary's best restaurants, wine bars, coffee shops, boutique fitness studios, bike paths, and downtown amenities. Bold, distinctive, and full of personality, this is penthouse living for buyers who want more than the ordinary.