



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

906, 1319 14 Avenue SW  
Calgary, Alberta

MLS # A2306623



**\$275,000**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Beltline                           |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Loft/Bachelor/Studio     |        |                  |
| Size:     | 368 sq.ft.                         | Age:   | 2024 (2 yrs old) |
| Beds:     | -                                  | Baths: | 1                |
| Garage:   | None                               |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                |            |        |
|-------------|------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                     | Water:     | -      |
| Floors:     | Concrete                                       | Sewer:     | -      |
| Roof:       | -                                              | Condo Fee: | \$ 255 |
| Basement:   | -                                              | LLD:       | -      |
| Exterior:   | Aluminum Siding , Concrete, Glass, Metal Frame | Zoning:    | DC     |
| Foundation: | -                                              | Utilities: | -      |
| Features:   | High Ceilings, Quartz Counters                 |            |        |

Inclusions: N/A

Built in 2024, this modern residence offers the perfect blend of contemporary design and unbeatable location. Downtown and steps off vibrant 17th Avenue, known for its restaurants, cafes, and nightlife. This west-facing unit is flooded with natural light and showcases stunning sunset views from your private balcony (just under 100 sq ft)—an ideal space to unwind or entertain while overlooking the panoramic west-facing view. Inside, you’ll find a thoughtfully designed layout with clean finishes and a modern aesthetic throughout, perfectly suited for professionals, investors (Air BnB Friendly) or anyone looking to enjoy a low-maintenance urban lifestyle. This home delivers both lifestyle and location in one of Calgary’s most connected neighbourhoods.