



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

302, 1208 14 Avenue SW
Calgary, Alberta

MLS # A2314642



\$310,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	854 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Ceramic Tile, Hardwood

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Water: -

Sewer: -

Condo Fee: \$ 753

LLD: -

Zoning: CC-MHX

Utilities: -

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Wired for Sound

Inclusions: Portable Air Conditioner, Central Vac (no attachments), Wall Mirror in dinning room, Tv, Wall Mount TV

A rare Beltline showstopper, fully renovated from top to bottom, this bright third-floor corner unit faces Connaught Off-Leash Park and offers beautiful downtown views from the wrap-around, south-facing balcony. Tucked on a quiet street, this one truly delivers the perfect blend of style, sunlight, and unbeatable inner-city lifestyle. This 2 bedroom, 1 bathroom condo is rich in detail, featuring coffered ceilings throughout and recessed lighting, a refined finish typically reserved for high-end homes, along with hardwood flooring and a beautifully updated kitchen with granite countertops and quality cabinetry. You'll also appreciate the added comfort and convenience of built-in speakers throughout the unit, central vacuum, and new carpet recently installed in the bedrooms. At the entry, in addition to the main coat closet, you'll find a large storage closet that offers excellent storage and can easily double as a small workshop or hobby area. The in-suite laundry area is thoughtfully designed with a laundry sink and shelving for extra storage, keeping everything neat and functional. As you move down the hall, the layout opens into a massive open-concept living space that seamlessly connects the kitchen, dining, and living areas, making it perfect for entertaining. One of the best features is the wrap-around south-facing balcony, providing sunshine throughout the day and incredible park and city views. The unit also includes one heated parking stall with its own electrical outlet. This location is hard to beat with easy walking access to 17th Avenue, caf  s, restaurants, shops, professional services, and everything that makes the Beltline so vibrant.