



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

219, 126 14 Avenue SW
Calgary, Alberta

MLS # A2317709



\$325,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	940 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Ceramic Tile, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation:	-
Features:	Closet Organizers, Open Floorplan, Pantry, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 632
LLD:	-
Zoning:	CC-MH
Utilities:	-

Inclusions: none

Discover this exceptional corner-unit condo in the heart of Calgary's vibrant Beltline community. Bright, spacious, and pet-friendly, this home offers an ideal combination of comfort, functionality, and location. Upon entering, you'll be welcomed by an oversized foyer that provides excellent storage options and a thoughtful separation between the entrance and main living spaces. Thanks to its desirable corner-unit position, natural light pours into the home from multiple exposures, creating a bright, warm and inviting atmosphere throughout. The well-appointed kitchen features crisp white cabinetry, ample counter space, generous storage, and a convenient breakfast bar peninsula—perfect for casual dining, entertaining guests, or gathering with family. Step outside to enjoy your private balcony, where mature trees surrounding the property provide a peaceful and secluded setting. The spacious primary retreat includes a walk-through closet and a private four-piece ensuite. A second generously sized bedroom and an additional full bathroom offer flexibility for guests, family members, or a home office. A dedicated laundry room and separate storage pantry add everyday convenience and practicality. During Calgary's winter months, relax in the comfort of your large living room beside the cozy gas fireplace, while the titled underground parking stall keeps your vehicle protected from the elements. This home is ideally suited for those who love to entertain, with easy access to Stampede festivities, the Saddledome, and countless concerts and events throughout the year. You'll also enjoy being steps away from renowned restaurants, cafés, shopping, and the many festivals and attractions that make the Beltline one of Calgary's most sought-after neighborhoods. Offering an unbeatable blend of urban convenience and lifestyle, this is city

living at its finest.