



GRASSROOTS
REALTY GROUP

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413, 1025 14 Avenue SW
Calgary, Alberta

MLS # A2320459



\$220,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	769 sq.ft.	Age:	1964 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 681
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to elevated inner-city living in one of Calgary's most walkable and sought-after locations. Perched on the top floor of a solid concrete building, this beautifully updated two-bedroom residence offers the perfect blend of style, comfort, convenience, and value. Step inside and immediately appreciate the bright, open-concept design, where floor-to-ceiling patio doors flood the living space with natural light and frame attractive city views. The gourmet kitchen is designed to impress, featuring rich espresso shaker cabinetry, gleaming granite countertops, stainless steel appliances, a spacious center island with breakfast bar seating, and an ideal layout for entertaining family and friends. The inviting living room flows seamlessly onto your private balcony, creating the perfect space to enjoy your morning coffee, unwind after work, or take in Calgary's vibrant skyline. As a top-floor unit, you'll also enjoy the peace and quiet that comes with having no neighbours above. Both bedrooms are generously sized and offer excellent flexibility for professionals, roommates, guests, or a home office setup. The well-appointed bathroom features a deep soaker tub and full-height tile surround, creating a spa-inspired retreat. A welcoming foyer with front hall closet, full-sized in-suite laundry, ample in-suite storage, and a large dedicated storage locker that adds exceptional functionality to everyday living. Additional highlights include an assigned parking stall with plug-in, engineered hardwood flooring, concrete construction for superior sound insulation, and a meticulously maintained building. Located in the heart of the Beltline, you'll be just steps from 17th Avenue's renowned restaurants, cafés, boutiques, and nightlife, while also enjoying easy access to downtown, the Bow River pathway system, Community Natural Foods, Co-op Uptown Market, transit, parks, and countless amenities.

Whether you're a first-time buyer, urban professional, or savvy investor, this exceptional property offers an outstanding opportunity to own a premium top-floor unit in one of Calgary's most desirable neighbourhoods. Opportunities like this are rare—schedule your private showing today.