



GRASSROOTS
REALTY GROUP

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505, 1334 14 Avenue SW
Calgary, Alberta

MLS # A2320744



\$290,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	893 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 832
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: TV Brackets

Situated in the heart of Calgary's vibrant Beltline district, #505, 1334 14 Avenue SW offers an exceptional opportunity to enjoy urban living with comfort, convenience, and style. This beautifully maintained two-bedroom CORNER UNIT combines generous living space, modern updates, and an unbeatable location just steps from some of Calgary's best restaurants, cafés, shopping, and entertainment. As you enter the home, you are welcomed by a bright and inviting open-concept layout filled with natural light from large southwest-facing windows. The spacious floor plan creates a seamless flow between the kitchen, dining area, and living room, making it ideal for both everyday living and entertaining guests. The corner-unit positioning enhances privacy while allowing sunlight to fill the home throughout the day. The thoughtfully updated kitchen offers contemporary cabinetry, quality countertops, ample storage, and modern appliances designed to make meal preparation effortless. A functional layout provides excellent workspace while maintaining connection to the main living areas, allowing you to stay engaged with family and guests while cooking. Adjacent to the kitchen, the dining area comfortably accommodates gatherings of all sizes and transitions naturally into the expansive living room. The living room provides a welcoming setting to relax and unwind, complete with a cozy fireplace that adds warmth and character to the space. Large windows frame views of the surrounding cityscape while creating an airy and comfortable atmosphere. Sliding doors lead to a private balcony where you can enjoy your morning coffee, soak up the afternoon sunshine, or take in the city lights in the evening. The spacious primary bedroom serves as a comfortable retreat, offering ample room for a full bedroom suite and featuring convenient access to a private

two-piece ensuite bathroom. The second bedroom is equally versatile and can easily accommodate guests, a roommate, a home office, or a fitness space depending on your lifestyle needs. A well-appointed four-piece main bathroom and in-suite laundry add everyday convenience. This well-managed concrete building provides the benefits of solid construction, enhanced sound attenuation, and peace of mind. The home also includes a covered parking stall and a separate storage locker, providing valuable additional space for seasonal items, sporting equipment, and personal belongings. Recent updates throughout the unit contribute to its move-in-ready appeal, allowing the next owner to simply settle in and enjoy. Living in Beltline means embracing one of Calgary's most dynamic and walkable communities. Located just moments from 17th Avenue SW, you will have endless options for dining, coffee shops, boutique shopping, fitness studios, parks, and nightlife right outside your door. Enjoy easy access to downtown offices, public transit, bike pathways, and the city's extensive river pathway network. Book your private showing today!