



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

121, 126 14 Avenue SW
Calgary, Alberta

MLS # A2322669



\$289,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	969 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 655
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door		

Inclusions: N/A

In the heart of the Beltline, this spacious two-bedroom plus den, two-bathroom main floor condo offers a great blend of comfort, flexibility, and inner-city convenience. Offering 969 sq. ft. of interior living space, this condo has a practical layout that feels comfortable, functional, and easy to live in. The main living area features a generous living room with a cozy fireplace, a defined dining space, and a well-planned kitchen with plenty of workspace and storage. Freshly painted and featuring a new stove and new window coverings, the home feels clean, refreshed, and move-in ready. The primary bedroom offers excellent space, a walk-in closet, and a private four-piece ensuite, while the second bedroom and additional four-piece bathroom provide great separation for guests, a roommate, or everyday living. A separate den adds valuable flexibility and can easily function as a home office, reading area, hobby space, or additional storage. In-suite laundry and a titled secure underground parking stall add even more everyday convenience, while the reasonable condo fee includes heat and water. The main floor location also makes access simple and practical. Set in one of Calgary's most vibrant inner-city communities, you're close to 17th Avenue, First Street Market, Stampede Park, downtown, transit, restaurants, coffee shops, parks, fitness studios, and everyday amenities. A great opportunity for first-time buyers, professionals, downsizers, or investors looking for a well-located Beltline condo with space, function, and convenience.