

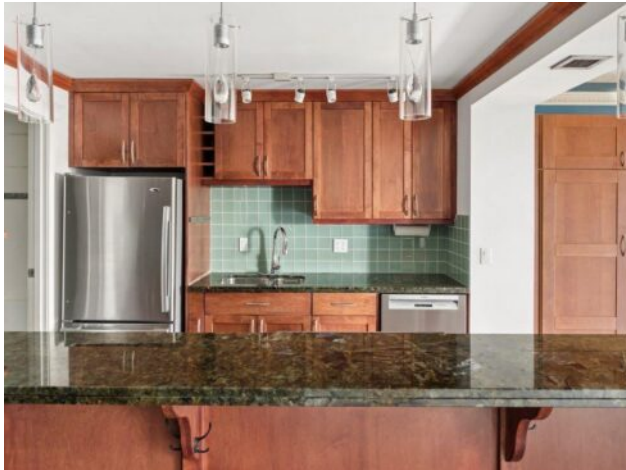


GRASSROOTS
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803, 215 14 Avenue SW
Calgary, Alberta

MLS # A2327459



\$339,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,248 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 851
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 1 garage door opener,

Spacious urban living meets everyday comfort at Fontainebleau Estates. Ideally located in the heart of the Beltline, this generous 1,248 sq. ft. corner unit residence combines impressive living spaces with sweeping city views and the convenience of having Calgary's finest dining, culture, and entertainment just outside your door. Positioned on the 8th floor of a well-managed 9-storey concrete building with no post-tension cables, this home offers a rare sense of scale seldom found in today's condo market. The open-concept layout is designed for both relaxed living and effortless entertaining, centred around a wood-burning fireplace with a timeless slate stone surround. Two spacious bedrooms and two full bathrooms provide comfort and flexibility, while the primary suite features both a walk-in closet and a full-length closet for exceptional storage. The updated kitchen blends style and functionality with stone countertops, a raised breakfast bar, stainless steel appliances including a newer induction stove (2025), refrigerator (2025) and full-sized stacked front-load laundry machines (2025) in the walk-in pantry. There's ample storage space throughout the condo with 2 additional closets in the front entryway. The oversized wraparound patio is the home's true showpiece, accessible from both the living room and primary bedroom and offering stunning east and south views of the Stampede Grounds, BMO Centre and Calgary's downtown skyline. Whether enjoying morning coffee, urban gardening, evening sunsets, or entertaining, this outdoor space provides an unforgettable backdrop. The home comes with a titled underground parking stall, while residents benefit from convenient building amenities such as underground bike storage, two elevators and a garbage chute on every floor. Recent building upgrades feature sleek black vinyl windows

and sliding patio doors (2025), further enhancing the property's appeal. On the main level, the newly opened boutique performance venue, the theatre., brings a unique cultural experience directly to your doorstep. Steps away from First Street Market, Haultain Park, tennis courts, award winning restaurants and craft cocktail bars, caf  s and independent shops on 1st Street SW. Located within an 8 minute walk to the Victoria Park/Stampede C-Train Station, the Elbow River pathway system and a 10 minute walk to the Calgary Tower and the MNP Sport Centre. Whether you're seeking a refined urban residence, a low-maintenance lock-and-leave lifestyle, or a standout investment opportunity in one of Calgary's most vibrant neighbourhoods, this exceptional home offers a rare combination of space, views, and location.