



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

205, 1334 14 Avenue SW
Calgary, Alberta

MLS # A2329629



\$274,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	907 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 832
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Harcourt Estates! This well maintained, quiet concrete building is ideally located in the heart of Calgary's vibrant Beltline, just steps from the shops, restaurants, and energy of 17th Avenue. This is an excellent opportunity for both homeowners and investors seeking exceptional value in one of Calgary's most desirable inner city neighbourhoods. This bright southwest corner unit is flooded with natural light through expansive floor-to-ceiling windows, creating a warm and inviting atmosphere throughout the day. The thoughtfully designed open concept floor plan offers generous living spaces that are both functional and welcoming. The spacious living room flows effortlessly into the dining area and well-appointed kitchen, featuring ample cabinetry, abundant counter space, and recently updated stainless steel appliances—perfect for everyday living or entertaining family and friends. Durable tile flooring runs throughout the home, providing a clean, modern aesthetic while helping keep the space cool during the summer months. The oversized primary bedroom offers a peaceful retreat complete with a walk-in closet and private 2-piece ensuite. A second generously sized bedroom features elegant French doors and a sunny south-facing window, making it an ideal guest room, home office, or flexible living space. Step outside to your large south-facing balcony, the perfect place to enjoy your morning coffee, relax in the sunshine, or entertain guests. Additional conveniences include a dedicated in-suite laundry room with extra storage, a heated underground parking stall, and a separate storage locker. Residents of this pet-friendly building enjoy the benefits of concrete construction, offering enhanced peace and quiet, along with an unbeatable location close to parks, schools, shopping, dining, transit, and all the amenities the Beltline has to offer. With quick access

to 14th Street and Crowchild Trail, commuting throughout the city is effortless. Offering exceptional space, abundant natural light, a sought-after location, and the added benefits of a quiet concrete building, this is an outstanding opportunity to experience the very best of inner city living!