



GRASSROOTS
REALTY GROUP

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703, 537 14 Avenue SW
Calgary, Alberta

MLS # A2331329



\$325,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	963 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 898
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: NA

Welcome to penthouse living in the heart of the Beltline. Perfectly situated on a quiet, tree-lined street just steps from the buzzing energy of 17th Avenue, this beautifully renovated TOP FLOOR CORNER UNIT offers the best of both worlds. Inside, you'll find over 960 SqFt of thoughtfully updated living space featuring two bedrooms, two bathrooms, and an open-concept layout designed for both everyday living and entertaining. Rich vinyl plank flooring flows throughout the home, while oversized windows frame incredible downtown views and fill the space with natural light. The fully renovated kitchen combines timeless design, showcasing crisp white cabinetry, granite countertops, subway tile backsplash, stainless steel appliances, and abundant storage. The adjoining dining area is elevated by a stunning custom-built bar with wine storage and extensive cabinetry. The spacious living room centres around a beautifully updated fireplace with a custom herringbone tile surround and wood mantle, creating a warm focal point before leading onto the private balcony where you can soak in the city skyline. The primary suite offers double built-in closets and a beautifully renovated half bath ensuite, while the second bedroom features a custom-built Murphy bed with integrated shelving, making it equally suited as a guest room or home office. One of the home's standout features is the oversized laundry and storage room, complete with a sliding barn door, full-size washer and dryer, and exceptional built-in shelving, a rare luxury in condo living. Additional features include a secure outdoor parking stall, separate storage locker, and a well-managed building with an incredible rooftop terrace complete with BBQs, pergolas, and panoramic downtown views. Just steps from Calgary's best restaurants, cafés, boutique shopping, and vibrant nightlife. Whether you're grabbing your morning

coffee, meeting friends on 17th Avenue, walking to work downtown, or spending the weekend exploring nearby parks and festivals, this unbeatable Beltline location truly puts the best of the city at your doorstep.