

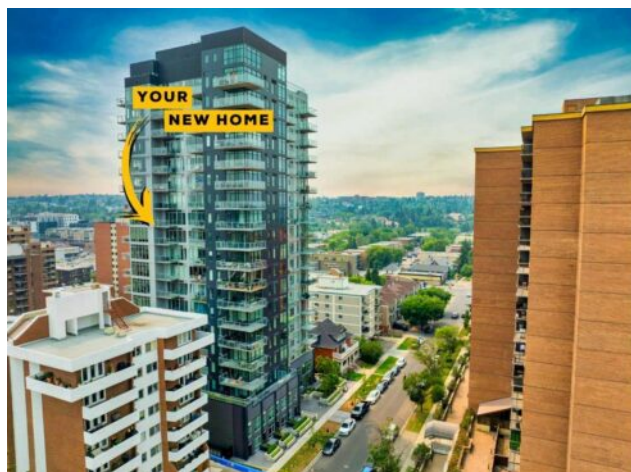


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1001, 1319 14 Avenue SW
Calgary, Alberta

MLS # A2331796



\$275,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	357 sq.ft.	Age:	2024 (2 yrs old)
Beds:	-	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 248
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions:	NA
-------------	----

Big city style meets unbeatable convenience in this thoughtfully designed studio apartment in the heart of Beltline. At 357SqFt it's proof that good things come in small packages, because who really wants to spend their weekends cleaning extra rooms anyway? The fully equipped kitchen punches well above its weight with quartz countertops, stainless steel appliances, and even a gas range. The bathroom features quartz counters, a full tile surround, and a deep soaker tub perfect for unwinding after a long day. Industrial-inspired concrete construction and exposed ceilings create a true loft-style atmosphere reminiscent of New York living, while the east-facing balcony offers stunning views of the Calgary Tower. Residents also enjoy access to an incredible top-floor amenity space featuring a stylish lounge and rooftop patio. The location is hard to beat, just steps from the restaurants, cafés, and nightlife of 17th Avenue, walking distance to Connaught Off-Leash Dog Park, and surrounded by excellent transit options. Whether you're a first-time buyer, investor (Airbnb friendly building), or urban professional, this is downtown living at its most efficient and exciting.