



GRASSROOTS
REALTY GROUP

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106, 126 14 Avenue SW
Calgary, Alberta

MLS # A2334083



\$299,990

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,025 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 700
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: N/A

Welcome to "Parker" in Polo Terrace — where comfort meets convenience. This beautifully updated 2-bedroom, 2-bathroom + den condo offers an open-concept layout and comes with TWO titled underground parking stalls (tandem). Recent upgrades include fresh paint, new high-end quartz countertops, new window blinds, new dishwasher and a high-efficiency washer & dryer set. The bright and functional layout is filled with natural light, highlighting the modern finishes and updated flooring throughout. The spacious den is ideal for a home office or flex space. The primary bedroom features a walk-through closet and a private ensuite, providing both comfort and privacy. Enjoy cozy evenings in the living room with a gas fireplace, and cook with ease in the contemporary white kitchen, complete with stainless steel appliances and a peninsula island with seating. Additional features include in-suite storage and a stacked washer/dryer, offering everyday convenience. Located in the heart of Calgary's vibrant 17th Ave & 1st St SW, this home is just steps from shops, restaurants, cafes, and public transit, including the C-Train. Ideal for both homeowners and investors, this is a fantastic opportunity to own in one of Calgary's most desirable inner-city locations. Book your private showing today.