



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

705, 924 14 Avenue SW
Calgary, Alberta

MLS # A2335012



\$200,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Vinyl Plank

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: No Animal Home, No Smoking Home, Storage

Water: -

Sewer: -

Condo Fee: \$ 717

LLD: -

Zoning: CC-MH

Utilities: -

Inclusions: Reverse Osmosis Water Filter

Welcome to Dorchester Square, where exceptional value meets vibrant Beltline living in one of Calgary's premier inner-city communities. Located on a tree-lined street just steps from 17th Avenue and the downtown core, this clean, pet and smoke-free condo offers 831 square feet of beautifully updated, maintenance-free living space. Bright south exposure fills the home with natural warmth, light, and sweeping city views. The open-concept layout flows effortlessly throughout, highlighted by vinyl plank flooring and modern window coverings. The updated kitchen is equipped with sleek quartz countertops and ample cabinet space, adjoining a dining area and a large storage room that easily doubles as a generous pantry. Relax or entertain in the expansive living room, which opens directly to the sunny South facing covered balcony. Both bedrooms are well-proportioned, featuring a spacious primary retreat alongside a versatile secondary bedroom perfect for a home office, guest room, or nursery. Residents of this popular, secure concrete high-rise enjoy an impressive array of lifestyle amenities, including a fitness centre, squash court, sauna, billiards room, party lounge, clean communal laundry facilities, and a beautifully landscaped private garden with a gazebo. Added conveniences include a titled underground parking stall positioned close to the elevators on P1, with condo fees covering heat, water, sewer, parking, and full amenity access. With an unbeatable walk score, your daily commute and weekend plans are effortless. Stroll to local favorites like Barb Scott Park, historic Loughheed House, Cafe Beano, and Made by Marcus, or stock up on essentials at nearby Urban Fare, Canadian Tire, and West Elm. Whether you are a first-time home buyer or an investor seeking top-tier quality and convenience, this turn-key property is inner-city living

at its absolute finest. Book Your Showing Today!