

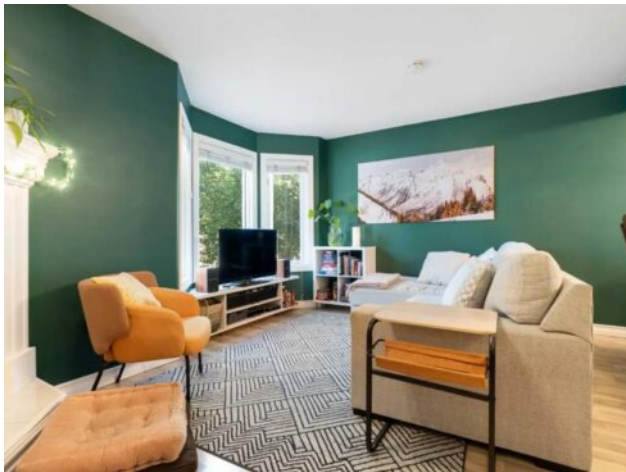


GRASSROOTS
REALTY GROUP

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12, 1339 14 Avenue SW
Calgary, Alberta

MLS # A2345661



\$499,900

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,519 sq.ft.	Age:	1991 (35 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 397
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings		

Inclusions: Ring Doorbell, All furniture is negotiable

Picture Saturday morning coffee in your own private courtyard, then a three-block stroll to brunch on 17th Avenue. Most people assume living this close to everything means giving up space, parking, a real place to work, and paying hefty condo fees on top of it. This 1,518 sq ft end-unit townhouse gives you all three with fees under \$400 a month, and the best part is waiting on the top floor. Coming home starts at your attached garage, with a second spot on the driveway out front. That means no circling the block and no scraping the windshield on January mornings. Step inside and head to the back of the main level, where the family room opens right onto your private courtyard. This is the room that becomes whatever you need: a home gym, office, a guest space or a cozy spot for movie nights. Your laundry is right here too. Up a short flight of stairs, the main living floor is made for having people over. You'll find a gas fireplace and bay windows in the living room, a dining room with space for a proper dinner party, and a kitchen with granite counters and stainless steel appliances. The breakfast nook is where your mornings will happen, with a door out to the first of your two private balconies. A powder room on this level means guests never need to head upstairs. The top floor is your retreat. The primary bedroom has vaulted ceilings that make it feel open and airy, a full wall of closets, and a second private balcony for winding down in the evening. The 5-piece bathroom connects to both the primary and the hallway. It has a double vanity so nobody waits their turn, a soaker tub and a separate glass shower. The second bedroom solves the work-from-home problem: its walk-in closet has been transformed into a dedicated office nook, so your workday has its own space away from the couch. If you'd rather have the closet, it converts back easily. Then there's the neighbourhood. You're three

blocks from the restaurants, patios and shops of 17th Avenue, an easy walk from downtown, and about 10 minutes on foot from Sunalta LRT. This is the Beltline lifestyle you've been scrolling past, with the space and parking you thought you'd have to give up to get it. Don't wait, book your showing today!