# \$299,900 - 606, 317 14 Avenue Sw, Calgary

MLS® #A2260734

# \$299,900

2 Bedroom, 1.00 Bathroom, 814 sqft Single Family on 0.00 Acres

Beltline, Calgary, Alberta

This beautifully renovated 2-bedroom, 1-bathroom, 813 SqFt condo is ideally situated in the heart of Calgary's vibrant entertainment district. Designed with a modern open-concept layout, the home feels bright and spacious with high-quality upgrades throughout. The custom kitchen features premium finishes including a high-end induction cooktop, built-in convection oven, counter-depth refrigerator, integrated dishwasher, quartz countertops, pantry, open shelving, USB outlets, and a cleverly designed in-cabinet organizer for cutting boards and bakeware. Warm hardwood flooring extends through the living areas and bedrooms, complemented by custom Hunter Douglas roller shades for both style and privacy. The two bedrooms are generously sized, with a well-appointed 3-piece bathroom showcasing a contemporary vanity, custom tiled shower, and modern tile flooring. Additional conveniences include an in-suite washer/dryer with extra storage, central vacuum system, and a northwest-facing balcony offering sunset and downtown skyline views. This well-maintained building is in the process of having a new elevator installed. The property includes a titled underground parking stall and a large titled storage unit. Perfectly positioned, you'II be just steps from 17th Avenue, Central Memorial Park, Haultain Park & Tennis Courts, downtown amenities, and all that the 4th Street mission area has to offer. (id:6289)







## **Essential Information**

Listing # A2260734 Price \$299,900

Bedrooms 2
Bathrooms 1.00
Square Footage 814
Acres 0.00
Year Built 1970

Type Single Family

Sub-Type Condominium/Strata

# **Community Information**

Address 606, 317 14 Avenue Sw

Subdivision Beltline
City Calgary
Province Alberta
Postal Code T2R0M4

#### **Amenities**

Amenities Park, Playground, Recreation Nearby, Schools, Shopping

Features Closet Organizers, Parking

Parking Spaces 1

Parking Underground

# Interior

Appliances Washer, Refrigerator, Cooktop - Electric, Dishwasher, Oven, Dryer,

Microwave Range Hood Combo, Window Coverings

Heating Baseboard heaters

Cooling None

# of Stories 7

# **Exterior**

Exterior Brick, Concrete

Construction Poured concrete

## **Listing Details**

Listing Office RE/MAX House of Real Estate





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