

# \$315,000 - 606, 317 14 Avenue Sw, Calgary

MLS® #A2260734

**\$315,000**

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'll 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)



Built in 1970

## Essential Information

Listing #	A2260734
Price	\$315,000
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
----------------	-----------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 7:01am PDT