

\$350,000 - 404, 1208 14 Avenue Sw, Calgary

MLS® #A2265369

\$350,000

2 Bedroom, 1.00 Bathroom, 876 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Modernly updated 2 bedroom unit with outstanding city views. Phenomenally located kitty-corner from Connaught Park and off-leash area (perfect since the building is pet-friendly upon board approval), mere steps to the infinite amenities on 14th Street and the vibrancy of 17th Ave! The perfect inner-city lifestyle awaits with nightlife, dining, pubs, cafes, diverse shops and much more just moments away then come home to a quiet treelined street. Inside this beautifully updated unit are gleaming hardwood floors, a neutral colour pallet, trendy barn sliding doors, designer finishes and cleverly incorporated storage solutions. The open floor plan is bright and spacious with clear sightlines amongst all the principal rooms encouraging unobstructed conversations. Culinary adventures are inspired in the stunning kitchen featuring full-height sleek cabinetry, stainless steel appliances, quartz countertops and a large island with casual breakfast bar seating. A dedicated dining area easily hosts larger gatherings, while the adjacent living room invites you to sit back and relax. The expansive "œ" shaped, covered balcony entices warm weather barbecues, peaceful morning coffees and unlimited people watching with the city lights as the enchanting backdrop. Both bedrooms are generously sized with large closets and easy access to the stylish 4-piece bathroom. In-suite laundry too for ultimate convenience. Assigned underground parking adds to your comfort,



allowing you to leave your vehicle at home while you explore Calgary’s premier entertainment district. Everything is close at hand plus just a quick bike ride to the river, downtown and beyond! Truly an outstanding location for this move-in ready home. (id:6289)

Built in 1979

Essential Information

Listing #	A2265369
Price	\$350,000
Bedrooms	2
Bathrooms	1.00
Square Footage	876
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	404, 1208 14 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T3C0V9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Closet Organizers, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1
View	View

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings, Washer/Dryer Stack-Up
Heating	Natural gas Baseboard heaters, Hot Water

Cooling	None
# of Stories	7

Exterior

Exterior	Brick, Concrete, Stucco
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office	First Place Realty
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