201, 1208 14 Avenue SW
Calgary, Alberta

MLS # A2277247
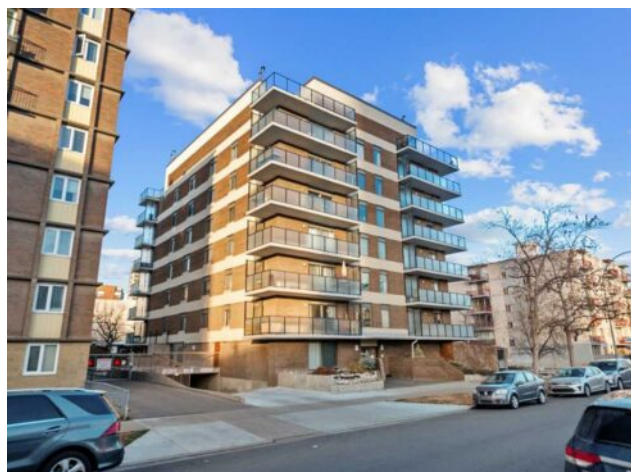
$349,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	985 sq.ft.	**Age:**	1980 (46 yrs old)
Beds:	2	**Baths:**	1 full / 1 half

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 858
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	CC-MHX
Foundation:	-	**Utilities:**	-

Features: No Smoking Home, Open Floorplan, Quartz Counters

Inclusions: n/a

Beautifully renovated and move-in ready, this bright corner unit in the heart of the Beltline offers outstanding value and modern upgrades throughout. The open-concept layout features a fresh, white kitchen with QUARTZ COUNTERTOPS, SUBWAY TILE BACKSPLASH, SOFT-CLOSE CABINETS, POT DRAWERS, PANTRY STORAGE, BUILT-IN DESK, and a FREE-STANDING ISLAND for additional prep and storage. The spacious living room enjoys plenty of natural light and opens onto a large SOUTH-FACING BALCONY with UPDATED GLASS PANELS. Both bedrooms are generous in size with BUILT-IN CLOSET ORGANIZERS, and the primary bedroom includes a private 2-PIECE ENSUITE tucked behind a BARN DOOR. The main 4-PIECE BATHROOM IS FULLY RENOVATED, and the entire condo is updated with VINYL PLANK FLOORING. A convenient in-unit STORAGE ROOM WITH STACKING WASHER/DRYER completes the space. Additional highlights include HEATED UNDERGROUND PARKING, BIKE STORAGE, and a PET-FRIENDLY CONCRETE BUILDING that is quiet and well managed. Located steps from CONNAUGHT PARK + OFF-LEASH AREA, and a short walk to the shops and cafés on 11 STREET, as well as all the amenities, restaurants, and nightlife along 17 AVENUE. Close to CO-OP MIDTOWN, GOODLIFE FITNESS, URBAN FARE, COMMUNITY NATURAL FOODS, and excellent transit access. A turn-key opportunity in one of Calgary’s most walkable neighborhoods.