

604, 537 14 Avenue SW
Calgary, Alberta

MLS # A2280828



\$305,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 929 sq.ft. | Age: | 1979 (47 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, See Remarks, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 964 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | CC-MH |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, See Remarks | | |
| Inclusions: | N/A | | |

Experience inner-city living at its finest in this beautifully renovated condo offering breathtaking city views. Thoughtfully updated with the urban executive in mind, this residence showcases a sleek, modern design throughout. The kitchen is a standout, featuring quartz countertops, upgraded stainless steel appliances, a stylish upgraded faucet, and newer cabinetry that seamlessly flows into a spacious dining area—perfect for hosting. The generously sized living room is warm and inviting, highlighted by hardwood flooring, a natural gas fireplace, and patio doors that open to the outdoors, creating an ideal space for both relaxing and entertaining. This home offers two large bedrooms, including a spacious primary retreat complete with a walk-in closet featuring custom built-ins and direct access to the impressive 22-foot oversized balcony. The fully renovated four-piece bathroom is finished with a contemporary vanity and modern touches. Additional conveniences include a large in-suite storage room with washer and dryer, knockdown ceilings, updated lighting, and fresh paint throughout. Residents also enjoy access to a spectacular rooftop patio with panoramic 360-degree city views. The parking stall is exceptionally well-located as an end space, offering ample clearance and accommodating oversized vehicles. Lovingly maintained and move-in ready, this exceptional condo is truly a rare find. Call today to book your private viewing of this inner-city gem.