CORD SPERO

780-832-5880
cord@gpremax.com

301, 1309 14 Avenue SW
Calgary, Alberta

MLS # A2283594

$244,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	826 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	2	**Baths:**	1
Garage:	Assigned, Electric Gate, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	**Water:**	Public
Floors:	Vinyl	**Sewer:**	Public Sewer
Roof:	Tar/Gravel	**Condo Fee:**	$ 710
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	CC-MH
Foundation:	-	**Utilities:**	-
Features:	Closet Organizers, Pantry, See Remarks		

Inclusions:	N/A

STUNNING 2 BED CORNER UNIT | SOPHISTICATED RENOS | MOVE IN READY: Elevate your lifestyle in this BRIGHT, BEAUTIFUL, 800+ sq ft sanctuary at Monticello Estates. Located just steps from the best RESTAURANTS, and SHOPS on 17th Ave, this move-in-ready home blends URBAN energy with total peace. This isn’t just a condo; it’s a VIBE. Flooded with natural light, this home features a masterfully REDESIGNED kitchen with CUSTOM light-maple cabinetry, sleek matte-black hardware, and a vertical tile backsplash in AVOCADO GREEN; cooking enthusiasts will love the premium full suite of professional-grade stainless steel appliances. You’ll love the STYLISH bathroom, finished with classic white subway tiles for a modern and eclectic feel. Both bedrooms are brimming with light and generously sized to fit a king size bed with room to spare plus the wide-plank floors throughout keep the whole space feeling FRESH AND LIGHT. Follow the OPEN-CONCEPT layout to the spacious living area with a LARGE covered balcony that brings in a ton of light during the day and the sparkling city views at night. Complete with secured parking, a storage locker, Bike storage and in-suite laundry, this upgraded residence offers an UNPARALLELED LIFESTYLE in the heart of the Beltline.