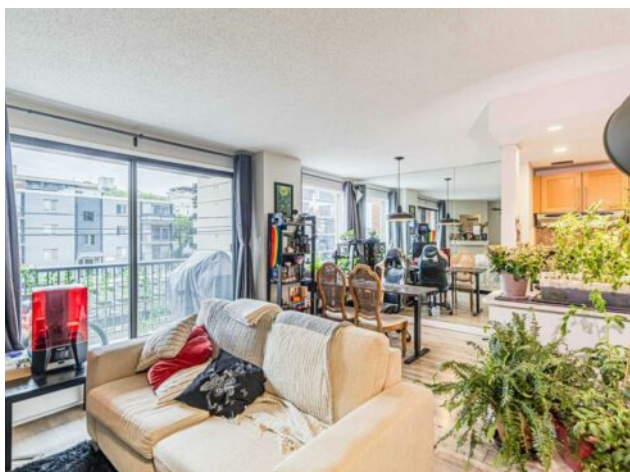


204, 1334 14 Avenue SW  
Calgary, Alberta

MLS # A2157765



## \$215,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	602 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Standard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 528
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Stylish 1-Bedroom Condo in the Heart of Beltline - Over 600 Sq. Ft. with Fireplace, Balcony & Parking Experience the best of urban living in this chic one-bedroom condo, perfectly situated in the vibrant Beltline neighborhood. With over 600 square feet of thoughtfully designed space, this home offers both comfort and modern convenience. Highlights Include:

- Inviting Living Space: The open-concept layout is perfect for both relaxing and entertaining, featuring a cozy fireplace that adds warmth and character.
- Private Balcony: Enjoy your morning coffee or unwind in the evening on your private balcony, offering a peaceful outdoor retreat.
- Modern Kitchen: The well-equipped kitchen provides ample storage and countertop space, ideal for everything from quick meals to gourmet cooking.
- Comfortable Bedroom: The spacious bedroom offers a tranquil escape with plenty of closet space for all your storage needs.
- Convenient Parking: Say goodbye to the hassle of street parking with your very own dedicated parking stall.

Situated in one of the city's most sought-after areas, this condo puts you within walking distance of trendy cafes, restaurants, shops, and parks. Whether you're a first-time buyer or looking for a stylish urban retreat, this property is a must-see. Don't miss your chance to own this beautiful condo in the Beltline. Schedule your private showing today!