

701, 1208 14 Avenue SW  
Calgary, Alberta

MLS # A2215125

**\$596,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,676 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,343
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-

**Features:** Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** NONE

\*\*\*\*OPEN HOUSE SATURDAY MAY 10, 11AM-1PM \*\*\*\*.A rare opportunity to own a southwest corner penthouse with a private rooftop retreat in "Parkside Terrace." This two-storey residence is bathed in natural light, offering an open-concept layout with hardwood floors throughout. A generous living space features a wood-burning fireplace with stone surround, flows seamlessly to the large dining area and chef inspired kitchen &mdash; featuring granite and butcher-block counters, induction cooktop, wall oven, and a industrial size fridge and freezer. A 23 foot south-facing balcony extends the living space outdoors. Upstairs, the king-sized primary suite includes a walk-in closet with custom organizers and a contemporary ensuite with double sinks and a glass shower. A second bedroom, also with ensuite and large closet, opens directly to the spectacular private rooftop patio &mdash; a sun-drenched space perfect for entertaining or relaxing. Additional features include a bright home office/den, two parking stalls (one underground, one surface), in-suite laundry, and a large storage room. The building has recently undergone major upgrades including a new roof and modern glass balconies. Pet-friendly and exceptionally located across from Connaught Park, steps to 17th Avenue, and minutes to downtown. An Exceptional offering. Move in & Enjoy!