

605, 1015 14 Avenue SW  
Calgary, Alberta

MLS # A2215377

\$269,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	866 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 722
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, Open Floorplan		

Inclusions: N/A

The Best of Inner-City Living! Post Tension cable Free building. Welcome to this beautifully updated condo, ideally located on a quiet street in the heart of Calgary's vibrant Beltline community, just steps from the 17th Avenue shopping and entertainment district. This unbeatable location offers easy access to the city's finest restaurants, coffee shops, boutique shopping, and endless amenities. Perfect for first-time buyers or investors, this quiet, pet-friendly, and well-managed concrete building has it all &mdash; including condo fees that cover all utilities (electricity, gas, water, and waste)! Inside, you'll love the trendy, open-concept layout featuring a bright and sunny living room with direct access to your south-facing balcony &mdash; perfect for morning coffee or evening relaxation. A charming dining nook is highlighted by a contemporary light fixture, while the newer kitchen offers ample cabinet and counter space for all your cooking needs. Additional upgrades include brand-new energy-efficient windows, stylish laminate flooring throughout, and a freshly painted interior. The spacious primary bedroom easily accommodates a king-size bed, and the unit features a generous in-suite storage space, a built-in front closet, and washer/dryer hookups for added convenience. Plus, a dog park is just a short walk away &mdash; a dream for pet lovers! This is truly a move-in-ready home that offers the very best of urban living. Wickham Place is an impeccably well-run building. Don't miss out &mdash; book your private showing today!