

303, 605 14 Avenue SW
Calgary, Alberta

MLS # A2221697

\$319,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 645
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters		

Inclusions: N/A

Bright 2-bedroom condo located in the heart of Calgary's Beltline District—just 3 blocks from 17th Avenue and 4th Street, offering easy access to restaurants, nightlife, and urban amenities. Situated on a tree-lined street in a well-maintained concrete building, this unit features an open-concept layout with spacious living and dining areas, large bedrooms, and eco-friendly laminate plank flooring throughout. This move-in ready home includes in-suite laundry, ample closet space, and extra storage. The kitchen boasts solid maple cabinetry, a stainless steel backsplash, a dishwasher, and a cozy dining nook. The 4-piece bathroom has been updated with ceramic tile flooring, a toilet, sink, faucet, and a deep soaker tub. Enjoy your private balcony with room for seating and plants—ideal for relaxing outdoors. This adult-only, pet-friendly building is just a 2-minute walk to Lougheed House and its surrounding park, perfect for dog walks and outdoor enjoyment. Convenient bike lanes make commuting downtown easy—only 5 minutes by bike or 10 minutes on foot. A fantastic opportunity for first-time buyers, downsizers, or investors!