

212, 126 14 Avenue SW  
Calgary, Alberta

MLS # A2227164

**\$349,900**

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	884 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 594
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: TV & Mount, Mirror

Welcome to #212 at 126 14 Avenue SW &mdash; a well-maintained 2-bedroom, 2-bath condo offering 884 sq. ft. of comfortable living in the heart of Calgary's vibrant Beltline. Located on the quiet 2nd floor, this bright and open layout features a spacious living room with a cozy corner gas fireplace and access to a large private balcony &mdash; perfect for morning coffee or evening downtime. The kitchen includes a raised breakfast bar, plenty of storage, and stainless steel fridge and dishwasher. The primary bedroom offers a walk-through closet and a 4-piece ensuite with a relaxing soaker tub, while the second bedroom is ideal for guests or a home office. Additional features include in-suite laundry with storage space, a full guest bathroom, and 1 titled underground parking stall. Enjoy the unbeatable inner-city location &mdash; just steps from 1st Street and 17th Ave, MNP Community & Sport Centre, Saddledome, Stampede Grounds, and within easy reach of downtown and transit.