

**201, 1208 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2307072**



**\$325,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 985 sq.ft.                         | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 858 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                                  | <b>Zoning:</b>    | CC-MHX |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Smoking Home, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** n/a

**2 BEDS | 2 BATHS | QUARTZ COUNTERTOPS | SOUTH-FACING BALCONY | HEATED UNDERGROUND PARKING | PET-FRIENDLY CONCRETE BUILDING | FULLY RENOVATED | VINYL PLANK FLOORING** Beautifully renovated bright corner unit in the heart of the Beltline offering exceptional value and move-in ready convenience. The open-concept layout features a white kitchen with quartz countertops, subway tile backsplash, soft-close cabinets, pot drawers, pantry storage, built-in desk, and a free-standing island for added prep and storage. The spacious living room is filled with natural light and opens onto a large south-facing balcony with updated glass panels. Both bedrooms are generous in size with built-in closet organizers, while the primary bedroom includes a private 2-piece ensuite behind a barn door. The main 4-piece bathroom is fully renovated, and the entire condo features durable vinyl plank flooring. A convenient in-unit storage room with stacking washer and dryer completes the space. Additional features include heated underground parking, bike storage, and a quiet, well-managed concrete building that is pet-friendly. Located steps from Connaught Park and the off-leash area, and within walking distance to 11 Street shops and cafes, 17 Avenue restaurants and nightlife, Co-op Midtown, GoodLife Fitness, Urban Fare, Community Natural Foods, and excellent transit access. Turn-key living in one of Calgary's most walkable neighborhoods.