

**602, 215 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2311589**



**\$335,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,241 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 851
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Granite Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

~Breathtaking Views in Beltline~ Experience elevated inner-city living in this exceptional residence at Fontainebleau Estates. Perfectly positioned in the heart of the Beltline with an impressive walk score of 98, this sophisticated luxury condo places Calgary's finest dining, boutique shopping, entertainment, and downtown conveniences just steps from your door &mdash; an extraordinary opportunity for discerning urban professionals, investors, and downsizers seeking refined city living. Spanning over 1,240 sq. ft., this rare and beautifully appointed home offers an expansive wraparound balcony with breathtaking panoramic views of the city skyline. Designed with both elegance and functionality in mind, the open-concept floor plan is anchored by a stunning tile-faced wood-burning fireplace, while two thoughtfully integrated flex spaces provide the perfect setting for a private home office, intimate lounge, or formal dining experience. The spacious primary retreat exudes comfort and sophistication, complete with dual closets and a well-appointed 4-piece ensuite. The second bedroom is equally inviting, filled with natural light and ideal for guests or additional workspace. The chef-inspired kitchen features extensive cabinetry, abundant prep space, and seamless flow for entertaining and everyday luxury living. An oversized laundry and storage room enhances the home's exceptional practicality. Residents enjoy the convenience of heated underground parking with one titled stall, secure bike storage, and the prestige of living in one of Calgary's most sought-after established buildings. Rarely does a residence combine this level of scale, location, comfort, and spectacular views in the heart of the city. Sophisticated, spacious, and effortlessly elegant &mdash; this is luxury Beltline living at its finest. Arrange your private showing today.

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