



**DJ Golden**  
**REAL ESTATE**

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**101, 1309 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2219880**



**\$215,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	563 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Off Street, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 459
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** 4 Bar stools, 2 Garden Planters, 2 Garden Benches, other deck furniture

Great time to get into the market with this 1 bed 1 bath condo in TRENDY Beltline. Just in from 14st and a few blocks from 17th Ave. Close to shops & restaurants. Great walkability factor. Main floor, corner unit, facing 14th Ave with a gated front patio to add to your outdoor living space. Very functional design with everything you need. Kitchen with seating for 4 at the peninsula. Plenty of cabinetry and pot drawers. Living room is cozy with room for a small desk. Washer is tucked away inside the closet which is also great in suite storage or pantry! Nice size bedroom and 4 piece bath. There is a storage cage (#4) in the basement along with bike storage and an assigned parking stall (#4) in the back of the building. Recently a security gate has been added for ease of mind. View this Property TODAY and Live here Tomorrow! Immediate possession!