

601, 537 14 Avenue SW  
 Calgary, Alberta

MLS # A2224879



**\$299,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 913 sq.ft.                         | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Secured, Stall                     |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                      |                   |        |
|--------------------|----------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Cork, Hardwood, Tile | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                    | <b>Condo Fee:</b> | \$ 791 |
| <b>Basement:</b>   | None                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick                | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | Poured Concrete      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Smoking Home      |                   |        |

**Inclusions:** n/a

PRICE REDUCTION. IMMEDIATE OCCUPANCY. Calgary's Best Neighbourhoods 2025 as featured in July's Avenue Magazine. This renovated two-bedroom apartment offers the ultimate blend of practicality and executive living in the inner city. Step inside to discover a thoughtfully designed space where modern aesthetics meet everyday functionality. The full bathroom boasts contemporary finishes, and every culinary enthusiasts will appreciate the abundant kitchen storage and utility, featuring sleek cabinetry, ample counter space, and stainless steel appliances. The two well-proportioned bedrooms offer comfortable sanctuaries from the city's hustle, while the west-facing balcony extends your living space outdoors. Elevating your urban experience is the exclusive rooftop deck, a true gem for residents. This expansive space is an entertainer's dream, featuring dedicated BBQ stations perfect for grilling with friends and family. Gather around comfortable seating areas and simply unwind while taking in the truly amazing views of the city skyline. This apartment isn't just a place to live; it's a statement. It's for those who demand efficiency without compromising on style, and who seek a sophisticated urban lifestyle within walking distance of the city's best dining, entertainment, and business districts.