

401, 317 14 Avenue SW
Calgary, Alberta

MLS # A2253071



\$229,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	622 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: N/A

PERFECT AIRBNB INVESTMENT PROPERTY | URBAN LIVING AT ITS BEST | NESTLED IN THE HEART OF INNER-CITY | UNOBSTRUCTED & PANORAMIC VIEWS OF DOWNTOWN. Ideally located in the inner-city Beltline, this condo is just minutes from 17th Ave, Mission and the Downtown core…the location couldn't be better! With 620 sq ft of bright, functional living space, this home features a private balcony with awesome city views, secured parking, and a titled storage locker — everything you need for convenient downtown living. This charming condo offers a vibrant urban living experience characterized by a mix of trendy shops, a strong sense of community, and proximity to both downtown and the Elbow River. It's known for its walkability, diverse dining scene, and access to parks and pathways, making it very desirable. Situated on the 4th floor of this well maintained concrete building, this unit is bright & open, with panoramic views of the city skyline!! An inviting space with a modern edge…it is cozy, chic & effortlessly livable. With hardwood & tile floors throughout, the interior is clean and refreshed. The kitchen offers surprising storage, stainless steel fridge, and great counter space — ideal for everyday entertaining or cooking. The living room is flooded with natural light and gives easy access to your balcony for morning coffee or evening unwinding. Tucked away in the corner for privacy, the spacious bedroom includes a generous closet. You’ll also love the full 4-piece bathroom and the bonus in-suite laundry/storage room. This is a terrific home for anyone seeking a quiet retreat in a vibrant downtown setting…enjoy being steps to the bustling activity on 4th Street and 17th Avenue that are both host to amazing restaurants, trendy pubs, hidden-gem boutiques & an abundance of quaint local shops! This

Beltline condo would make for a terrific Airbnb allowable, investment or the perfect place to call home…it is a walker & biker’s paradise with a score of 98 & 96 respectively…virtually everything just out your doorstep! Set in a well-maintained concrete building, this is the perfect home for anyone seeking a quiet retreat in a vibrant downtown setting. These don’t come up often so be quick or be sorry!