

**505, 1001 14 Avenue SW**  
**Calgary, Alberta**
**MLS # A2257757**

**\$439,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,291 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, 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>	Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 932
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to The Cozart - 2 Bedrooms, 2 Full Bathrooms. A well-managed, concrete building in Calgary's Beltline, just a few blocks from vibrant 17th Avenue's restaurants, shops, and cafés. This north-facing corner home, just shy of 1,300 sq. ft., offers an airy open concept that seamlessly connects the living room, dining room, U-shaped kitchen, a versatile nook (currently used as an office), and a balcony to wind down. The spacious, highly functional kitchen impresses with generous storage, quartz counters, a sligranit double-bowl sink, an island, and updated appliances including an induction stove. The king-sized primary suite is filled with natural light and features a generous closet and a beautiful 4-piece ensuite with double vanity, walk-in shower, and standalone tub. Primary suite is prepped for a TV with a cable & power outlet on the wall. The second bedroom easily fits a queen and has a large closet, with a 3-piece bath conveniently located across the hall. Thoughtful storage is everywhere, walk-in pantry, linen closet, in-suite laundry with cabinets and a coat rack—plus assigned main-floor storage. Contemporary finishes throughout include quartz counters, laminate flooring, stylish tile, and fresh paint. Parking is a breeze with assigned underground heated parking. Building amenities include a fitness room, party room, sky room, and car wash bay. Don't miss your opportunity to call this bright, spacious 2-bed/2-bath corner condo home. Schedule your private viewing today.