

702, 1001 14 Avenue SW
Calgary, Alberta
MLS # A2199584

\$475,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,316 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 932
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-

Features: Closet Organizers, Double Vanity, Elevator, French Door, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Soaking Tub, Storage

Inclusions: Murphy bed, bar stools

****INCREDIBLE NEW PRICE!!**** Welcome home to your bright, beautifully updated condo located in the heart of the Beltline. This gorgeous, **FULLY RENOVATED** property blends contemporary style with the warmth and comfort of home. With a SW exposure, this **CORNER UNIT** has sunlight pouring in all day! The open-concept layout feels spacious and inviting, with a modern kitchen that flows seamlessly into the living area. You will love the beautiful engineered hardwood flooring, sleek cabinetry, stainless steel appliances, quartz countertops and **CENTRAL A/C!** The living room has a fully tiled feature wall with floating built-in cabinetry, and a stunning fireplace, making this the perfect place to relax or entertain. Step outside to your private patio, a great spot to soak in the sun or unwind after a long day. Down the hall, you will find a full **IN-SUITE LAUNDRY ROOM** with storage, 4-piece bathroom, another closet/pantry and a second bedroom with a Murphy Bed. French doors lead you into the Primary suite, where there is plenty of space for all your furniture, and is complete with 2 full closets. The ensuite is a true retreat, with a glass shower, deep soaker tub, and dual quartz vanity. And here's the best part: it's unbelievably quiet. This high-end, very desirable **CONCRETE BUILDING** offers exceptional peace and privacy, along with top-notch amenities. Residents enjoy a renovated party room, a fitness center, and the incredible "Sky Lounge" and outdoor patio — a rooftop escape with exceptional city views. Located in the vibrant neighbourhood of the Beltline, you're just steps from sought-after restaurants, coffee shops, parks, and transit — with downtown just a quick walk away. If you're looking for a stylish, sun-filled home in a quiet, prestigious building, this condo has it all. Book your showing today!