

405, 1015 14 Avenue SW  
 Calgary, Alberta

MLS # A2200736



**\$275,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	866 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 721
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Open Floorplan		

**Inclusions:** Portable A/C Unit

Discover urban living at its finest in this beautifully updated two-bedroom condominium situated in the heart of downtown Calgary. Just steps away from vibrant 17th Avenue, this south-facing home bathes in natural light throughout the day, creating a warm and inviting atmosphere. The location perfectly balances city convenience with comfortable living. Western Canada High School is within walking distance, and residents can easily access public transportation. The nearby Millennium Park offers a peaceful urban retreat, while local grocery stores provide everyday convenience. One assigned underground parking stall is included, with the possibility to rent additional spots. The comprehensive condo fees cover essential utilities including heat, water, sewer, and electricity, making budgeting straightforward. Pet lovers will appreciate that furry companions are welcome with condo board approval. Step outside your door to experience the best of urban living - trendy coffee shops, diverse dining options, local boutiques, and entertainment venues are all within easy reach. This home offers the perfect blend of modern comfort and downtown convenience, ideal for those seeking a dynamic city lifestyle!