302, 605 14 Avenue SW
Calgary, Alberta

MLS # A2207851

$245,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	605 sq.ft.	**Age:**	1968 (57 yrs old)
Beds:	1	**Baths**	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 468
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Stucco	**Zoning:**	CC-MH
Foundation:	-	**Utilities:**	-

Features: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage

Inclusions: N/A

Location doesn’t get better than this! Just steps from bustling 17th Avenue, this one-bedroom Beltline condo places Calgary’s best shops, restaurants, cafes, and entertainment right at your doorstep. With Lougheed House, Beaulieu Gardens, bike lanes, and all amenities just seconds away, you’ll love the walkability and lifestyle of this vibrant community. The Avenue is a well-managed, concrete construction building that’s pet-friendly (with board approval). Inside, this well-maintained unit is bright, functional, and move-in ready. The open kitchen features quartz countertops, modern appliances including a new dishwasher (2024), a classic subway tile backsplash, a sleek black stone sink with pull-down faucet, plenty of cabinet space and a large breakfast bar. The living space opens seamlessly to a south-facing balcony—perfect for enjoying sunny days and city views. The bedroom is spacious and boasts west-facing windows and a wall-to-wall closet. The updated bathroom has modern finishes including a quartz countertop, a vessel sink, and bright contemporary tile. High-end laminate flooring runs throughout the unit. Enjoy the convenience of in-suite laundry, assigned parking, a storage unit, and bike storage. This fantastic condo offers the perfect balance of city living and comfort. Whether you're an investor or a first-time home buyer, this unit is an excellent opportunity to enjoy city living at its best!