

**603, 340 14 Avenue SW**  
**Calgary, Alberta**
**MLS # A2209306**

**\$199,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	444 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Parkade, Secured, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 387
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Downtown Living at Its Best! Here's your chance to own a fantastic condo in the heart of the city—ideal as an investment property or a vibrant urban home. Just steps away from downtown, trendy 17th Avenue, local shops, restaurants, and several parks, this location has it all. Inside, you'll find a smartly designed layout featuring newer flooring, updated countertops, and a spacious private balcony—perfect for relaxing or entertaining. All utilities are conveniently included in the condo fees, making budgeting a breeze. Enjoy premium building amenities, including an indoor pool, fully equipped fitness center, and a large laundry facility. This unit also comes with a secure, covered parking stall. Don't miss this opportunity—book your private showing today!