

401, 537 14 Avenue SW
Calgary, Alberta
MLS # A2211831

\$320,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	922 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 791
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to this beautifully renovated, bright, and spacious two-bedroom apartment in the heart of the Beltline, ideally situated just steps from 17th Avenue, 4th Street, the Stampede Grounds, and the Downtown Core. Nestled in one of the quietest corners of the building, this unit offers a peaceful retreat, complete with a large, private west-facing balcony—perfect for enjoying the sunsets. Access the balcony from both the living room and the primary bedroom, creating a smooth flow between indoor and outdoor spaces. Inside, you'll find an open-concept kitchen with a central island, a cozy gas fireplace, fresh vinyl plank flooring throughout, and in-suite laundry for added convenience. The living room features elegant French doors leading to the second bedroom, which serves as an excellent flex space. The renovated bathroom showcases extensive tile work, while the primary bedroom is generously sized and filled with natural light. The building is "Pet Friendly" and offers fantastic amenities, including a rooftop patio with breathtaking views, a relaxing sauna, a newly upgraded elevator, and renovated common areas. Enjoy the added peace of mind with secure, remote-controlled parking access, as well as both in-suite and common laundry facilities. This exceptional property is truly a must-see. Schedule your viewing today!