

**1404, 733 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2212571**



**\$324,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Carport		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 778
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, See Remarks		

**Inclusions:** Washer/Dryer, refrigerator, microwave, dishwasher, stove, Mirror

Welcome to this stylish and bright 2-bedroom corner unit condo that perfectly blends modern upgrades, unbeatable location, and breathtaking, unobstructed views of downtown Calgary. This is one of the best spots in the building, offering both privacy and incredible natural light throughout the day. Step into a spacious, open layout designed for both comfort and entertaining. The sleek kitchen features extended granite countertops, stainless steel appliances, and a cozy breakfast nook that flows into a dedicated dining area and a large living room with panoramic views of the city skyline. Both oversized bedrooms offer custom closet organizers, adding thoughtful functionality to your everyday living. The large private balcony is the true showstopper—an ideal place to unwind and soak in the sweeping views of downtown, day or night. Additional highlights include an assigned parking stall, upright storage locker, and access to the building's fitness room. Located just steps from 17th Avenue's best cafes, restaurants, and boutiques, this home offers a vibrant urban lifestyle with style, comfort, and one of the most impressive views in the Beltline. This is the one you've been waiting for. Book your showing today.