# \$245,000 - 302, 605 14 Avenue Sw, Calgary

MLS® #A2207851

# \$245,000

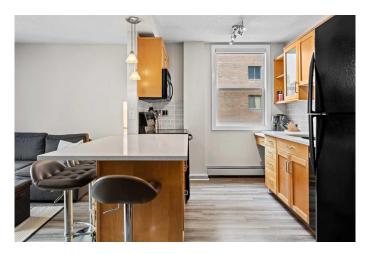
1 Bedroom, 1.00 Bathroom, 605 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

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'II 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 balconyâ€"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!







## **Essential Information**

MLS® # A2207851 Price \$245,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 605 Acres 0.00

Year Built 1968

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 302, 605 14 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 0M9

#### **Amenities**

Amenities Elevator(s), Parking, Visitor Parking

Parking Spaces 1

Parking Assigned, Stall

## Interior

Interior Features Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Quartz Counters, Soaking Tub, Storage

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Baseboard

Cooling None

# of Stories 6

#### **Exterior**

Exterior Features Balcony

Construction Brick, Concrete, Stucco

# **Additional Information**

Date Listed April 3rd, 2025

Days on Market 39

Zoning CC-MH

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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