

**701, 1208 14 Avenue SW  
Calgary, Alberta**

**MLS # A2215125**



**\$596,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,676 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,343
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** NONE

\*\*\*\*OPEN HOUSE SATURDAY APRIL 26, 1-3PM \*\*\*\*.A rare opportunity to own a southwest corner penthouse with a private rooftop retreat in "Parkside Terrace." This two-storey residence is bathed in natural light, offering an open-concept layout with hardwood floors throughout. A generous living space features a wood-burning fireplace with stone surround, flows seamlessly to the large dining area and chef inspired kitchen &mdash; featuring granite and butcher-block counters, induction cooktop, wall oven, and a industrial size fridge and freezer. A 23 foot south-facing balcony extends the living space outdoors. Upstairs, the king-sized primary suite includes a walk-in closet with custom organizers and a contemporary ensuite with double sinks and a glass shower. A second bedroom, also with ensuite and large closet, opens directly to the spectacular private rooftop patio &mdash; a sun-drenched space perfect for entertaining or relaxing. Additional features include a bright home office/den, two parking stalls (one underground, one surface), in-suite laundry, and a large storage room. The building has recently undergone major upgrades including a new roof and modern glass balconies. Pet-friendly and exceptionally located across from Connaught Park, steps to 17th Avenue, and minutes to downtown. An Exceptional offering. Move in & Enjoy!