

**604, 605 14 Avenue SW
Calgary, Alberta**

MLS # A2219850



\$322,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 645
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this wonderful 2 bedroom top floor end unit in The Avenue, the best unit in the building! Featuring downtown views and a concrete building in the heart of the Beltline, with assigned parking and in-suite laundry. The entire unit has been freshly painted and has newer high quality carpet, and features 833 square feet of living space. The balcony affords wonderful downtown views and extends the living space providing generous light during the day and a downtown light show at night. A well laid out kitchen with a separate eating area, in-suite laundry, a full bathroom, and a defined, separate front entrance with a closet completes the general living space. Two spacious bedrooms with good sized windows are nicely located in the floor plan, affording privacy and a quiet location in the unit. Comes with one assigned parking stall, and a storage locker. This is a fantastic opportunity to own or invest in a rental property, in the premier location in this building within walking distance to downtown, all the amenities of 17th Avenue, and the quiet enjoyment of an adult only concrete building.