

**122, 126 14 Avenue SW  
Calgary, Alberta****MLS # A2220449****\$334,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 640
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Elevator, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\*\*\*OPEN HOUSE SATURDAY June 14TH BETWEEN 12:00-2PM\*\*\*Welcome to this exceptionally spacious and well-maintained 2-bedroom, 2-bathroom condo in the highly sought-after Polo Terrace complex, located in the vibrant heart of downtown Calgary. This impressive main-floor unit offers over 1,000 square feet of thoughtfully designed living space, perfect for buyers seeking comfort, functionality, and unbeatable urban convenience. As you enter, you'll immediately appreciate the open concept layout, creating a seamless flow between the kitchen, dining, and living areas—ideal for entertaining guests or enjoying quiet evenings at home. The kitchen features ample cabinetry and counter space, making meal prep easy and enjoyable, while the adjacent dining area easily accommodates a full-sized table. The living room is bright and welcoming, thanks to large windows and the adjoining fully enclosed sunroom—a standout feature that offers year-round enjoyment. Whether used as a home office, workout area, reading nook, or indoor garden space, this sunroom brings incredible versatility and added square footage rarely found in downtown condos. The primary bedroom is generously sized and includes a walk-through closet and 4-piece ensuite bathroom. The second bedroom is located on the opposite side of the unit for enhanced privacy and is serviced by a full 4-piece bathroom, making this an ideal layout for roommates, guests, or a small family. Additional features include a spacious laundry room that doubles as a walk-in pantry or extra storage space, secure underground parking, and durable finishes throughout that make the unit move-in ready and easy to maintain. Enjoy all the benefits of inner-city living—steps to transit, restaurants, shopping, parks, and Calgary's extensive pathway system, while

still having the peace of mind that comes with a well-run condo building. This is a rare opportunity to own a sizable unit in a prime downtown location, perfect for first-time buyers, downsizers, or investors looking for long-term value.