

**702, 1334 14 Avenue SW
Calgary, Alberta**

MLS # A2230755



\$315,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	889 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Outside, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 775
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Dry Bar, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

Inclusions: TV Mount, Curtains, Walk In Closet Dressers

Welcome to Harcourt Estates in Calgary's sought-after Beltline. This well-maintained 2-bedroom, 1.5-bathroom condo offers nearly 900 sqft of functional living space with a bright, open-concept layout connecting the kitchen, dining, and living areas. Large windows flood the space with natural light and offer sweeping downtown city views. Upon entry, you're welcomed by a light-filled living space, quality flooring, and a kitchen equipped with stainless steel appliances, ample counter space, and plenty of cabinet storage. The spacious primary bedroom includes a walk-in closet and a private ensuite. While the main bathroom features dual "His and Hers" sinks—a thoughtful touch for shared living and the second bedroom is versatile, ideal for guests, roommates, or a home office. Additional conveniences include in-unit laundry, an end-unit parking stall ideal for larger vehicles, a dedicated storage locker, and secure bike storage. Enjoy a highly walkable lifestyle with easy access to 17th Avenue, public transit, parks, grocery stores, and Calgary's Bow River Pathway system. A solid opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance property in a prime downtown location.