

**710, 540 14 Avenue SW
Calgary, Alberta**

MLS # A2232976



\$339,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,085 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Covered, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 878
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Track Lighting, Walk-In Closet(s)		

Inclusions: 1 TV Wall Mount

Elevated living in Calgary's vibrant Beltline awaits the savvy professional seeking a warm and inviting home with sunlit skyline views. This open-concept single-level condo spans nearly 1,100 SF starting with a welcoming foyer that flows past a cleverly designed storage closet with in-suite laundry. At the heart of the home lies a bright, spacious kitchen bathed in sunlight featuring solid wood cabinetry, gleaming granite counters, a large island with seating room, ample storage, plus a wine fridge - making this the ideal space for entertaining loved ones, hosting cozy gatherings, or savouring a sunny morning coffee. Oversized southwest-facing windows open to a wraparound balcony that delivers panoramic city vistas from sunrise to starlit evenings with an ever-changing city backdrop. The generous primary bedroom includes a walk-in closet complete with built-ins and a private three-piece ensuite, while a second bedroom and full bath provide flexible space for guests or a home office. Enjoy access to a sleek fitness centre and elegant party room for energizing workouts and memorable gatherings to support your wellness and social lifestyle, while your own secure, gated parking stall offers effortless convenience and peace of mind. Within walking distance to the trendy cafes, boutique shops, and restaurants of 17th Avenue, plus easy access to parks, pathways, schools, and the downtown core, this home offers a truly connected urban experience. Whether you're seeking a stylish work-from-home base, an investment property with wow-factor, or a comfortable downtown launchpad, this condo is designed for refined living, social connection, and unforgettable city nights. This is where your downtown YYC story begins!