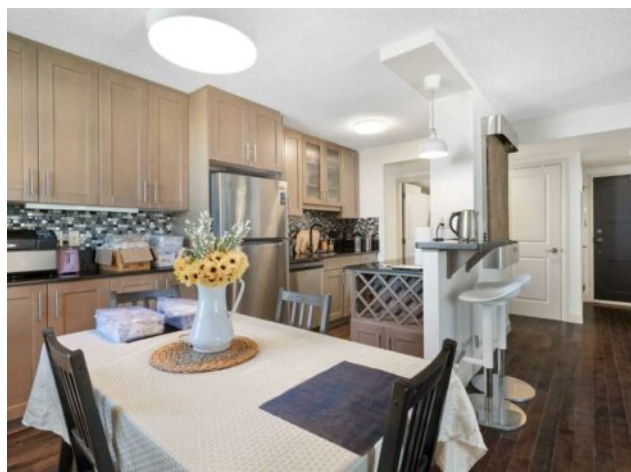


1201, 733 14 Avenue SW
Calgary, Alberta

MLS # A2252283



\$299,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 845 sq.ft. | Age: | 1967 (58 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Covered, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 778 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | CC-MH |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, No Animal Home, No Smoking Home | | |

Inclusions: N/A

HIGHLIGHTS: 2 Bed | 1.5 Bath | Corner Unit | South-Facing Windows | City Views | Granite Counters | Stainless Steel Appliances | In-Suite Laundry | Parking + Storage | Built-In Waterfall Feature... **WRITEUP:** Welcome to Centro 733! This 12th floor corner unit offers stunning city views and south-facing bedroom windows that provide natural light throughout the day. The unit includes 2 bedrooms and 1.5 bathrooms. The kitchen has granite countertops, stainless steel appliances, and a dining area that flows into the living room. A unique waterfall feature is built into the main living space, providing both character ambiance and added humidity. The home is also equipped with a high-end washer/dryer combo unit, less than a year old, designed for condo living. Hardwood floors, large windows, lots of cabinet storage and a breakfast bar. Finally this unit also comes with a parking stall and additional storage space. Building amenities include a fitness center, media room, and bike storage, with condo fees covering all utilities, including electricity. Located within walking distance to shops, restaurants, and public transit, this condo offers a central and practical lifestyle in the heart of the city.