

**1601, 733 14 Avenue SW
Calgary, Alberta**

MLS # A2260857



\$299,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	839 sq.ft.	Age:	1967 (58 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Carport, Covered		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, See Remarks, Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 778
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, See Remarks		

Inclusions: See Appliances

MAJOR PRICE ADJUSTMENT. This 16th floor sub-penthouse corner/end unit overlooks the tranquility of historic Beaulieu Gardens and Lougheed House. The downtown views that perform 24/7 are absolutely stunning. The island kitchen plan is great for entertaining with an open balcony to take it all in. Finishes include granite counters, beautifully stained cabinetry and contemporary millwork. Both bedrooms are generously proportioned with east and south exposure. There is premium quality covered assigned parking stall, lots of storage plus both in suite and common laundry. The building is pet friendly with a fitness centre and recreation room and sits on by urban standards a huge private park like lot. Condo fees include electricity/all utilities except internet/cable. The location is a Walkers and Biker's paradise (scoring 100 and 97) with some of the best cafes, restaurants, shopping, cultural and recreational amenities within minutes of your door.