

**416, 1029 14 Avenue SW  
Calgary, Alberta****MLS # A2278203****\$219,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	510 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 355
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Stone Counters, Storage		

**Inclusions:** N/A

This beautifully maintained one-bedroom, one-bathroom condo is perfectly positioned on 14th Avenue in the heart of downtown Calgary. Located in a quiet and private, self-managed low-rise boutique style building. This unit also offers additional storage cage in storage room on the lower level! With a well cared for exterior, renovated, bright common areas, this property stands out for its quality and condition. The unit itself is in excellent shape and features a cozy fireplace, in-suite laundry, bright southwest-facing balcony that captures incredible afternoon sunlight. As a top floor corner unit, it offers added privacy and natural light, making the space feel open and inviting. Steps from shopping, restaurants, work, and all the conveniences of inner-city living, this is a fantastic opportunity for first-time buyers, investors, or urban professionals. Outstanding value in a prime location you must see for yourself before claiming it for your own!