

**207, 111 14 Avenue SE  
Calgary, Alberta**

**MLS # A2281389**



**\$229,800**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance		
<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 742
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MHX
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage

**Inclusions:** N/A

HOME SWEET HOME! Welcome to Your AIRBNB SHORT TERM RENTAL FRIENDLY CONDO in the Heart of Downtown Calgary! Calling all savvy investors and condo buyers! This move-in ready, updated condo offers 2 bedrooms, 1 bathroom, 819 modern SQFT of living space and the wonderful convenience of a heated/underground parking stall and a PET FRIENDLY COMPLEX (with board approval). Heading inside you will find a fantastic formal dining area with an island/eating bar that opens up the spacious living room that's flooded in natural sunlight, a chef's kitchen complete with ample cabinet and counter space and full appliances. Continuing through you will find a unique and charming sun room perfect for entertaining and hosting 365 days a year, a spacious balcony to bask in your Downtown Views, a fantastic 4 piece bathroom, a generous sized bedroom and the primary bedroom. There is an in-suite storage room with enough space for all of your storage needs. This unit has been well maintained and offers a bright and welcoming atmosphere. Additional amenities include main floor common/coin operated laundry room and heated, underground parking for your convenience. Incredible location in Victoria Park in the Beltline steps from all the Downtown Calgary hot spots including being next door to a convenience store and steps from bars, restaurants, coffee shops, gyms, Sunterra, public transportation, parks, Stampede Park, the Saddledome, the Bow and Elbow River/pathways and major roadways. Don't miss out on this GEM, book your private viewing today!