

**404, 1234 14 Avenue SW  
Calgary, Alberta**

**MLS # A2282960**



**\$239,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	796 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 622
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance

**Inclusions:** 1- garage door opener

Spacious & Sun-Filled 1 Bedroom + Den Condo in the Heart of the Beltline Welcome to this bright and beautifully maintained 1 bedroom plus open den condo, located in a well-managed concrete building with secured entry in the heart of the Beltline. This 4th-floor unit offers over 790 sq. ft. of thoughtfully designed living space, ideal for both homeowners and investors. The open-concept layout features a generous living room, dedicated dining area, and a white L-shaped kitchen with ample counter and cabinet space. The versatile open den is perfect for a home office or additional living area. Enjoy the convenience of in-suite laundry and a large covered balcony spanning the full length of the unit, ideal for relaxing or entertaining. Additional highlights include underground titled parking, plenty of underground visitor parking, and a full-height assigned storage unit. Unbeatable location—just minutes to 17th Avenue’s shops, restaurants, pubs, cafes, banks, Best Buy, Canadian Tire, and the upcoming Sobeys (or local grocery options). Blocks to Sunalta LRT, one block from Connaught Park, and close to all downtown amenities. An excellent investment or rental opportunity in one of Calgary’s most vibrant inner-city communities.