

301, 1309 14 Avenue SW  
Calgary, Alberta

MLS # A2283594



**\$244,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	826 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Electric Gate, Secured, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 710
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Pantry, See Remarks		

**Inclusions:** N/A

**STUNNING 2 BED CORNER UNIT | SOPHISTICATED RENOS | MOVE IN READY:** Elevate your lifestyle in this BRIGHT, BEAUTIFUL, 800+ sq ft sanctuary at Monticello Estates. Located just steps from the best RESTAURANTS, and SHOPS on 17th Ave, this move-in-ready home blends URBAN energy with total peace. This isn't just a condo; it's a VIBE. Flooded with natural light, this home features a masterfully REDESIGNED kitchen with CUSTOM light-maple cabinetry, sleek matte-black hardware, and a vertical tile backsplash in AVOCADO GREEN; cooking enthusiasts will love the premium full suite of professional-grade stainless steel appliances. You'll love the STYLISH bathroom, finished with classic white subway tiles for a modern and eclectic feel. Both bedrooms are brimming with light and generously sized to fit a king size bed with room to spare plus the wide-plank floors throughout keep the whole space feeling FRESH AND LIGHT. Follow the OPEN-CONCEPT layout to the spacious living area with a LARGE covered balcony that brings in a ton of light during the day and the sparkling city views at night. Complete with secured parking, a storage locker, Bike storage and in-suite laundry, this upgraded residence offers an UNPARALLELED LIFESTYLE in the heart of the Beltline.