

**505, 1334 14 Avenue SW
Calgary, Alberta**

MLS # A2192683



\$330,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	892 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Covered, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 775
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Closet Organizers, French Door, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

This charming downtown gem is located in the vibrant Beltline, offering the perfect blend of urban living and comfort. Sun-drenched and southwest-facing, this almost 900 sqft spacious open floor plan is flooded with natural light, creating a warm and inviting atmosphere throughout. The modern kitchen is a chef's dream, featuring sleek stainless steel appliances, soft-closing cabinets, and a striking butcher block island countertop. With plenty of room for entertaining or relaxing, the living area flows seamlessly into the dining and kitchen spaces. Added convenience comes with a covered parking stall that is right beside the entrance door and a dedicated storage locker, ensuring both practicality and ease. Whether you're enjoying the city views or relaxing in your cozy retreat, this home offers the best of downtown living. Call your favourite realtor today and don't miss out!