

**306, 1334 14 Avenue SW
Calgary, Alberta**

MLS # A2205909



\$299,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	907 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Covered, Parkade, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 772
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Elevator, Walk-In Closet(s)		

Inclusions: Sideboard in Dining Room (2pc white w stone top)

Welcome to Harcourt Estates, a healthy 2-bedroom, 1.5-bathroom corner unit located in the heart of Calgary's vibrant Beltline district. This well-designed apartment offers a spacious open-concept layout that seamlessly integrates the living, dining, and kitchen areas, creating a perfect setting for both relaxation and entertainment. As a corner unit (NW) you get the benefits of extra window lighting. (Gorgeous nearing sunset!). The spacious primary bedroom offers a tranquil escape with plenty of (walk-in!) closet space for all your storage needs. This unit boasts an in-suite laundry room, (full-size Washer and Dryer), one assigned underground parking stall, plenty of street parking for a second vehicle, and one designated storage locker. It is also a very short walk to some of Calgary's best restaurants, lounges, and entertainment options including 17th Ave. Investors look no further as this unit is easy to rent in a desirable community. Additional benefits of the area include several grocery stores, fitness centers, and Calgary transit with both bus routes, and LRT within walking distance.