

**403, 317 14 Avenue SW
Calgary, Alberta**

MLS # A2207064



\$287,500

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	623 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 465
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, Open Floorplan, See Remarks, Storage		

Inclusions: See full list as shown on Addendum number #1

OPEN HOUSE Saturday May 3rd 3-5pm - Fully renovated and fully furnished 1 bedroom 1 bath in a charming boutique building. This immaculate home is minutes away from 17th Ave, Mission and the Downtown core so the location couldn't be better! This unit is light and bright, contemporary and move-in ready. Vinyl plank throughout, with on trend cabinetry, custom doors, and quartz countertops. The entry is private with a full-sized closet and in-suite laundry. A designated dining area leads you to a large living room with views of the Calgary tower. The kitchen features a functional and spacious eating bar, stainless steel appliances and plenty of storage. The bedroom has a closet the length of the room and the 3-piece bathroom has custom tile work, a large sink and vanity with storage. The deck is perfectly positioned overlooking the tennis courts and Memorial Park. This building is well managed, with no post tension cable, titled underground parking and storage. It is safe and secure with cameras and fobs required to enter the building and elevator with a separate key to parking. Proximity is unbeatable to 17th Ave, and 4th Street. Walk to work and thrive in this affordable, stylish, fully furnished, fully renovated ideally located, place to call home.