

212, 340 14 Avenue SW  
Calgary, Alberta

MLS # A2212298



# \$227,500

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 524 sq.ft.                         | Age:   | 1974 (51 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                      |            |        |
|-------------|----------------------|------------|--------|
| Heating:    | Baseboard, Hot Water | Water:     | -      |
| Floors:     | Laminate, Tile       | Sewer:     | -      |
| Roof:       | -                    | Condo Fee: | \$ 447 |
| Basement:   | -                    | LLD:       | -      |
| Exterior:   | Brick, Concrete      | Zoning:    | CC-COR |
| Foundation: | -                    | Utilities: | -      |
| Features:   | Elevator             |            |        |

Inclusions: N/A

This beautifully renovated 2nd-floor condo offers everything you could want in downtown BELTLINE living &mdash; unbeatable location, beautiful upgrades, top-tier building amenities, & all utilities (HEAT, WATER, ELECTRICITY) included in the condo fees &mdash; yes, even electricity! PET-FRIENDLY HEAVEN &mdash; this building is perfect for pet parents! DOGS 25lbs or less &/or CATS are welcome (subject to board approval), making it easy to enjoy city life with your furry companions by your side. Superbly located with a WALK-SCORE of 98/100, a BIKE-SCORE of 95/100, and EXCELLENT TRANSIT OPTIONS with 2 LRT STATIONS closeby, you are just steps from Calgary's vibrant 17th Avenue, historic Memorial Park, the Stampede Grounds (hello fireworks views!), the Sheldon Chumir Health Centre, SUNTERRA Market, + 15, Bow River and only a short stroll to downtown. Live in a well-managed CONCRETE building with HOTEL-STYLE features. You will enjoy 2 secure fob-operated ELEVATORS, an amazing ON-SITE BUILDING OPERATOR and a FULL TIME BUILDING CLEANER, a FITNESS CENTER, an INDOOR WATER POOL, and a SAUNA &mdash; all included in your lifestyle. 24 HR CAMERAS/VIDEO SECURITY in the lobby and on EVERY FLOOR and a FOB OPERATED SECURE building entrance offers peace of mind, while a RESERVE FUND of over \$2M ensures the long-term health of the building. Step inside this TURN-KEY, MOVE-IN-READY VACANT home and prepare to be impressed. The unit is bright and airy, thanks to its open layout, beautiful renovations and abundant natural light. The modern kitchen is a chef's dream, featuring ISLAND STYLE GRANITE countertops, a STYLISH BACKSPLASH, ample soft-close cabinetry, UNDER CABINET lighting, UNDERMOUNT LARGE KITCHEN SINK, UPGRADED

PULL DOWN SINGLE HANDLE kitchen faucet and a functional ISLAND/BAR-STYLE setup &ndash; perfect for casual meals or entertaining friends. The LAMINATE and TILE flooring throughout adds durability and style. The spacious living room opens onto a large private balcony (13' x 5'), your personal outdoor retreat to relax or entertain. The unit includes a LARGE INDOOR STORAGE room (9' x 3'), giving you plenty of space for bikes and seasonal items. The entire space has been thoughtfully upgraded and maintained, saving you the time and cost of renovations. Save yourself from the stress of working with trades & the high cost of renovations in this current era of inflation. With a dedicated assigned parking stall #106, incredible building amenities, and an exceptional sense of community, this home checks every box for comfort, convenience, and value. Whether you are a first-time buyer, downsizer, senior, downtown working professional or an investor, this property is the perfect fit. Why settle for less when you can own a stylish, low-maintenance home in one of Calgary's most desirable neighborhoods? Vacant & Move-In Ready. Heat, Water, Electricity, Appliances, Parking, Exterior Maintenance and Snow Removal Included. Welcome home! This is the opportunity you have been waiting for!