



# 215 14 Avenue Calgary Alberta

\$429,000

\*\*\* 502, 215 14 AVENUE SW \*\* FOUNTAINE BLEAU ESTATES \*\*\* Welcome to one of the largest oversized and coziest most stunning fully functional units available in the Beltline at this price point. This extensively upgraded unit with 1210 sq/ft of living space shows immaculate and beautiful with a wide, open concept plan that feels more like a bungalow in the sky than a typical downtown condo; your guests will be amazed by the quality and design it offers throughout. Terrific features include high durable quality laminate flooring, elegant true chef's kitchen w/including quality BOSCH appliances, granite counter tops including the breakfast bar area, custom built cabinetry loaded with pantry compartments, drawers, endless storage, a silgranite sink, quality bright lighting for those special culinary dinner preparations before enjoying it all in the elegant spacious dining room. The large primary bedroom and functional second bedroom show with style and elegance. The fully updated full bathroom features include tile flooring, newer fixtures and bright lights, quality tile flooring and tile surrounds throughout with a walk in shower with glass doors. The primary bedroom features sliding closet doors, a 4pc ensuite bathroom and unobstructed views of Haultain park and the city skyline from the sliding doors to the enormous wrap around balcony. Relax on long winter days and cold night in the gorgeous living room with a gas lit/wood burning fireplace with stone surround, wood log storage and updated light fixtures. Opposite the living room is a open section which could substitute for a library or office arrangement. There is also in-unit laundry with side x side BOSCH washer & dryer units. Included is a titled parking stall in the heated underground parkade, large enough to fit a full-sized truck or SUV. Condo fee of \$881/mo. includes heat, water, sewage, maintenance, reserve...

Kitchen 18.83 Ft x 7.92 Ft  
 Living room 23.17 Ft x 17.92 Ft  
 Dining room 9.92 Ft x 7.75 Ft  
 Primary Bedroom 15.50 Ft x 12.67 Ft  
 Bedroom 14.25 Ft x 9.50 Ft

Other 17.83 Ft x 4.50 Ft  
 4pc Bathroom 12.33 Ft x 4.92 Ft  
 3pc Bathroom 7.33 Ft x 4.92 Ft  
 Laundry room 5.42 Ft x 5.42 Ft

Listing Presented By:



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