



## 317 14 Avenue Calgary Alberta

\$275,000

Welcome to this 2-bedroom, 1-bathroom condo in Calgary's Beltline-- a cozy space with potential! Bright and airy with lots of windows, this unit awaits your personal touch. The unit comes with in-suite laundry, and a private balcony adds a nice outdoor retreat. Additional perks include titled storage in the basement, a parking stall in the gated lot, and two bike storage rooms. The concrete building ensures durability, and there are no post-tension cables. The building has had some recent upgrades and has a strong Reserve Fund. Located just 4 blocks from downtown and the +15 system, you're close to shopping, restaurants, and nightlife. This condo is a great opportunity for an investor or an individual looking to break into the real estate market. Contact us for a showing! (id:6769)

Living room/Dining room 21.00 Ft x 11.50 Ft

Kitchen 14.00 Ft x 7.00 Ft

Primary Bedroom 15.42 Ft x 10.00 Ft

Bedroom 11.92 Ft x 8.83 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)