



## 126 14 Avenue 117 Calgary AB

\$299,995

2 BDRMS, 2 FULL BATHS + A DEN!!\*\*\*\*BEST VALUE IN THE AREA FOR SQUARE FOOTAGE AND NUMBER OF FEATURES!\*\*\*\*One of largest units in building!\*\*\*\*A few minutes' walk to downtown! It's all at your doorstep! Concerts and hockey games, pubs & bistros, the list is endless! LRT & transit. Character & contrast give this condo the wow factor! Elegant espresso finish laminate plank flooring & white cabinetry. Opening off the living/dining room is the year-round sunroom. (Fabulous bonus room, windows on 3 sides!) "Edison" style lighting in "Oil-Rubbed Bronze" combine with same-finish matching hardware thru-out. Nice sense of unity. Corner fireplace provides warmth & ambience for evenings spent relaxing at home. An eating bar overlooks the kitchen, making casual entertaining easy & fun! In-suite laundry & storage offer functionality. Just below your unit, moments away, is your titled parking stall in heated underground parkade! Unit is below grade level, private, & looks onto beautifully landscaped space!



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