



# 112 14 Avenue Calgary Alberta

\$289,900

Welcome to this 1-bedroom plus den unit in the unique Balmoral Manor courtyard complex! Enter through the secure, gated entrance to a quiet residents' courtyard shared with just 34 other units in this well-managed condominium. Enjoy the convenience of an assigned underground parking stall and direct access from the courtyard to your second-level home. Step inside to an open-concept layout featuring a living, dining, and kitchen area. Cozy up this winter by the corner gas fireplace, sip your morning coffee at the breakfast bar, or step through the sliding glass doors to your private west-facing patio. The kitchen is equipped with ample counter space, a gas range, and a dishwasher. The large den, complete with a window, is ideal for a home office, workout area, or even a child's bedroom--the choice is yours. The generous primary bedroom easily accommodates a king-size bed and furniture, featuring double closets and access to a 4-piece bathroom with a separate tub/shower, and toilet/vanity for busy mornings. Additional highlights include in-suite laundry, an assigned storage locker, and underground parking. This pet-friendly building (with board approval) offers an incredible opportunity to live in the heart of downtown! (id:6769)

4pc Bathroom 10.92 Ft x 4.92 Ft  
Primary Bedroom 13.58 Ft x 11.25 Ft  
Kitchen 10.08 Ft x 8.92 Ft  
Dining room 6.92 Ft x 6.67 Ft

Living room 11.08 Ft x 10.58 Ft  
Den 10.08 Ft x 6.92 Ft  
Laundry room 4.92 Ft x 2.92 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<https://www.tomneyrealestate.com/>



**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net