



# 1208 14 Avenue Calgary Alberta

\$339,900

Discover the perfect blend of comfort, style, and location in this beautifully updated 2-bedroom condo, ideally situated in one of the city's most desirable buildings. With nearly 1,000 square feet of thoughtfully designed living space, this home offers an open-concept layout that seamlessly connects the spacious living and dining areas. Recent upgrades include a custom California closet in the hallway, new custom window coverings/blinds, new luxury vinyl plank flooring and fresh paint throughout, creating a modern, move-in-ready space. The kitchen is a standout, featuring ceiling-height cabinetry, sleek new countertops, a stylish backsplash, and a convenient breakfast bar. The generously sized primary bedroom includes a newly renovated 2-piece ensuite, while the second bedroom--also updated--offers flexibility for guests, a home office, or a roommate. Both bedrooms include large closets/built-ins. A full 4-piece bathroom and in-suite laundry add to the everyday convenience. Step outside to a large, north-facing deck--ideal for morning coffee or evening relaxation. The unit also boasts in-suite storage, plus additional storage near the underground parking area. One secure, heated underground parking stall is included. Located just steps from Connaught Park's off-leash area, trendy shops on 11th Street, and all the amenities of 17th Avenue, this pet-friendly, quiet concrete building is exceptionally well managed. This is a rare opportunity to own a stylish, well-appointed home in a prime location. (id:6769)

2pc Bathroom 5.08 Ft x 4.42 Ft  
 4pc Bathroom 4.83 Ft x 8.00 Ft  
 Other 24.25 Ft x 4.25 Ft  
 Bedroom 9.08 Ft x 11.17 Ft

Dining room 11.75 Ft x 9.58 Ft  
 Kitchen 11.75 Ft x 12.08 Ft  
 Living room 17.17 Ft x 12.83 Ft  
 Primary Bedroom 12.75 Ft x 14.17 Ft

Listing Presented By:



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