



## 540 14 Avenue Calgary Alberta

\$575,000

This stunning property offers contemporary features and a sophisticated designer's touch, representing luxurious city living in the executive penthouse of Rosewood Estates. Boasting a distinctive two-story layout with unparalleled panoramic views, this elegant condo represents the pinnacle of downtown luxury living with over 2100 SqFt of comfortable living space. Ideally situated in the vibrant Beltline, just off the renowned 17th Avenue, it provides effortless access to premier dining, cafes, amenities, & active nightlife. This penthouse features two outdoor balcony retreats, also including a private three-season sunroom & expansive windows that offer breathtaking vistas of sunrise, the Calgary skyline, & views of the Stampede fireworks from almost every room. Meticulously crafted, every facet of this unit exudes thoughtful design, featuring a range of premium upgrades, such as new matte black hardwood floors, fresh paint, central air conditioning, a central vacuum system, designer light installations paired with recessed LED lighting, & luxury window coverings. The main level blends from a welcoming foyer that leads seamlessly into an open floor plan encompassing the living & dining areas. The spacious family room is adorned with a charming stone-faced wood-burning fireplace, creating a warm & inviting atmosphere. The gourmet kitchen is a culinary haven, equipped with ceiling-height cabinetry & upgraded appliances, including a Sub-Zero refrigerator, granite countertops, & additional bar seating for entertaining. The office is furnished with built-in cabinetry & granite counters, providing a tranquil workspace ideal for those who work part or full-time from home. Completing the main level is a discrete & well-appointed 2-piece bath. The primary bedroom on the upper level is an extraordinary private, lavish retreat featuring two walk-in closets with organizers, a priv...

4pc Bathroom Measurements not available  
 2pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available  
 2pc Bathroom Measurements not available  
 Kitchen 14.17 M x 9.17 M  
 Dining room 16.00 M x 10.42 M

Office 8.25 M x 5.75 M  
 Other 27.00 M x 4.67 M  
 Sunroom 13.00 M x 8.67 M  
 Laundry room 5.00 M x 3.00 M  
 Primary Bedroom 25.17 M x 17.17 M  
 Bedroom 12.83 M x 9.92 M  
 a

Listing Presented By:



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**RE/MAX**

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 (CENTRAL)**

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Living room 21.00 M x 16.67 M

Other 22.00 M x 4.67 M

Other 13.50 M x 13.00 M