



## 1001 14 Avenue Calgary Alberta

\$443,850

Discover your new home in this spacious, over 1,100-square-foot condo. Filled with natural light, this thoughtfully designed unit offers views from a large, south-facing balcony—the perfect spot for your morning coffee or evening glass of wine. The building is well-managed with a substantial reserve fund, providing peace of mind for future homeowners. Key Features of the Unit: Parking & Security: The unit includes a secure, heated indoor parking stall (#59) with a convenient car wash bay and ample outdoor visitor parking. Modern Kitchen: A recently renovated kitchen boasts sleek stainless steel appliances, a stylish wine bar area, and a central island that's perfect for hosting. Open Concept Living: The living room and dining area flow seamlessly together, creating an inviting space that extends onto the expansive balcony. Primary Suite: The generously sized primary bedroom features a luxurious 4-piece ensuite with a deep soaker tub, a separate shower, a large vanity, and dual closets for all your storage needs. Second Bedroom: The second bedroom is spacious, offering plenty of closet space, making it ideal for guests, a roommate, or a home office. In-unit Laundry: A dedicated laundry room with additional storage and a 3-piece bathroom adds convenience and functionality. Building Amenities & Location: Enjoy a variety of building amenities, including a fitness room and a stunning rooftop patio with a solarium lounge and terraces—all offering incredible city views. Located just a short walk from vibrant 17th Avenue, you'll have easy access to some of the city's best restaurants, boutique shops, and trendy cafes. This is more than a home; it's a lifestyle. Don't miss your chance to experience it. (id:6769)

Living room 15.08 Ft x 11.50 Ft

Kitchen 12.17 Ft x 10.75 Ft

Dining room 11.92 Ft x 11.00 Ft

Primary Bedroom 14.83 Ft x 11.08 Ft

4pc Bathroom 9.17 Ft x 7.50 Ft

Bedroom 10.33 Ft x 8.75 Ft

Foyer 10.17 Ft x 4.75 Ft

Furnace 9.33 Ft x 5.17 Ft

3pc Bathroom 7.42 Ft x 7.00 Ft

Other 18.75 Ft x 5.50 Ft

Listing Presented By:



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