



1020 14 Avenue Calgary Alberta

\$269,900

A rare opportunity to own a bright, spacious corner in a concrete building with just four units per floor, in one of Calgary's most vibrant and walkable communities. This building offers privacy and peace of mind and a quiet residential atmosphere that's protected by a no short-term rental policy. Inside, you'll find over 1,100 square feet of open-concept living, bathed in natural light streaming through large windows and anchored by a charming wood-burning fireplace with gas lighter--perfect for cozy evenings at home. Step out onto your massive wrap-around balcony and take in sweeping views of downtown Calgary and the western skyline. The functional layout features two generously sized bedrooms, including a king-sized primary retreat with a HUGE walk-in closet and a full private ensuite bathroom--a rare feature. The second bedroom offers flexibility for guests or a home office, and the in-suite laundry room with storage adds extra convenience. Bristol Manor offers secure, heated underground parking with stalls large enough to accommodate personal storage sheds (with board approval), a secure bike storage room on the main level, and recently refurbished elevators. You'll also enjoy access to a full range of amenities, including a fitness room, dry sauna, social/games room, and a sun-soaked rooftop patio with spectacular views--ideal for entertaining or relaxing in the summer months. Set on a quiet street in the heart of Calgary's Beltline, this location is truly unbeatable. You're just steps from Barb Scott Park (complete with a winter skating rink), Tomkins Park, and the shops, restaurants, and energy of 17th Avenue SW. With a Walk Score of 99, transit, groceries, green space, and entertainment are all within easy reach. Pet-friendly (up to two pets, no more than 26 lbs each), this is a rare chance to own in a sought-after building where comfort, location, and lifestyle...

Living room 19.50 Ft x 12.92 Ft

Kitchen 9.00 Ft x 9.83 Ft

Dining room 14.58 Ft x 11.50 Ft

Laundry room 7.75 Ft x 6.17 Ft

Primary Bedroom 15.92 Ft x 13.08 Ft

Bedroom 15.75 Ft x 9.83 Ft

4pc Bathroom Measurements not available

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Listing Presented By:



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