



## 1309 14 Avenue Calgary Alberta

\$325,000

Experience the pinnacle of chic downtown living in this elegantly updated 806 square foot corner unit condo, offering a stylish blend of modern sophistication and luxurious comfort. Nestled in one of the city's most sought-after locations, this Beltline two-bedroom, one bathroom gem is surrounded by some of the finest amenities Calgary has to offer. Step inside and be captivated by the exquisite finishings, from the rich leather tile flooring, known for its durability and unique texture, to the sleek granite countertops that anchor a stunning, fully updated modern kitchen. Designed with clever storage solutions throughout, the kitchen boasts high-end stainless steel appliances, including a built-in dishwasher, making everyday tasks feel effortlessly refined. This bright kitchen offers tons of cupboard/counter space and a handy breakfast nook with seating under a large window to study a new recipe, catch up on social media, or simply to enjoy your morning coffee & eggs - this space adds another level of comfort and convenience to your exquisite gourmet kitchen. With an open floor plan, the dining & living room space is perfect for entertaining & enjoying serene, everyday living. In the mood for dinner & a movie night at home... an extra bonus is that all the stylish and cozy furniture in the living/dining room space (including the TV) is included. One of the highlights of this condo is its RARE full-sized washer and dryer stack, a true luxury compared to the more common all-in-one models. Both bedrooms feature massive built-in closets, complete with sliding drawers and shelves, providing smart storage solutions that store all your fashions and add to this condo's sophisticated appeal. The large bathroom is exquisitely upgraded with a double sink vanity and designer large-tile flooring. The spacious covered patio is ideal for unwinding year-round, while the assigned ...

Kitchen 14.33 Ft x 9.92 Ft

Dining room 7.67 Ft x 5.92 Ft

Living room 12.75 Ft x 11.67 Ft

Laundry room 7.92 Ft x 3.17 Ft

Primary Bedroom 12.42 Ft x 9.75 Ft

Bedroom 9.17 Ft x 8.92 Ft

5pc Bathroom 8.58 Ft x 7.92 Ft

Listing Presented By:



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