



1334 14 Avenue Calgary Alberta

\$315,000

Welcome to Harcourt Estates in Calgary's sought-after Beltline. This well-maintained 2-bedroom, 1.5-bathroom condo offers nearly 900 sqft of functional living space with a bright, open-concept layout connecting the kitchen, dining, and living areas. Large windows flood the space with natural light and offer sweeping downtown city views. Upon entry, you're welcomed by a light-filled living space, quality flooring, and a kitchen equipped with stainless steel appliances, ample counter space, and plenty of cabinet storage. The spacious primary bedroom includes a walk-in closet and a private ensuite. While the main bathroom features dual "His and Hers" sinks—a thoughtful touch for shared living and the second bedroom is versatile, ideal for guests, roommates, or a home office. Additional conveniences include in-unit laundry, an end-unit parking stall ideal for larger vehicles, a dedicated storage locker, and secure bike storage. Enjoy a highly walkable lifestyle with easy access to 17th Avenue, public transit, parks, grocery stores, and Calgary's Bow River Pathway system. A solid opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance property in a prime downtown location. (id:6769)

Kitchen 11.58 Ft x 7.75 Ft
Dining room 9.25 Ft x 7.75 Ft
Living room 15.33 Ft x 13.50 Ft
4pc Bathroom 8.83 Ft x 4.83 Ft

Bedroom 12.33 Ft x 9.75 Ft
Primary Bedroom 13.75 Ft x 13.42 Ft
2pc Bathroom 5.67 Ft x 4.83 Ft

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