



340 14 Avenue Calgary Alberta

\$205,000

\$1500 APPLIANCE CREDIT AT CLOSING! FRESHLY PAINTED! This beautifully renovated 2nd-floor condo offers everything you could want in downtown BELTLINE living -- unbeatable location, beautiful upgrades, top-tier building amenities, & all utilities (HEAT, WATER, ELECTRICITY) included in the condo fees -- yes, even electricity! PET-FRIENDLY HEAVEN - this building is perfect for pet parents! DOGS 25lbs or less &/or CATS are welcome (subject to board approval), making it easy to enjoy city life with your furry companions by your side. Superbly located with a WALK-SCORE of 98/100, a BIKE-SCORE of 95/100, & EXCELLENT TRANSIT OPTIONS with 2 LRT STATIONS closeby, you are just steps from Calgary's vibrant 17th Avenue, historic Memorial Park, the Stampede Grounds (hello fireworks views!), the Sheldon Chumir Health Centre, SUNTERRA Market, + 15, Bow River & only a short stroll to downtown. Live in a well-managed CONCRETE building with HOTEL-STYLE features. You will enjoy 2 secure fob-operated ELEVATORS, an amazing ON-SITE BUILDING OPERATOR & a FULL TIME BUILDING CLEANER, a FITNESS CENTER, an INDOOR WATER POOL, & a SAUNA - all included in your lifestyle. 24 HR CAMERAS/VIDEO SECURITY in the lobby & on EVERY FLOOR & a FOB OPERATED SECURE building entrance offers peace of mind, while a RESERVE FUND of over \$2M ensures the long-term health of the building. Step inside this TURN-KEY, MOVE-IN-READY VACANT home & prepare to be impressed. The unit is bright & airy, thanks to its open layout, beautiful renovations & abundant natural light. The modern kitchen is a chef's dream, featuring ISLAND STYLE GRANITE countertops, a STYLISH BACKSPLASH, ample soft-close cabinetry, UNDER CABINET lighting, UNDERMOUNT LARGE KITCHEN SINK, UPGRADED PULL DOWN SINGLE HANDLE kitchen faucet and a functional ISLAND/BAR-STYLE setup - perfect for casual meals or entertaining friends. The LAMINATE & TILE flooring...

Other 3.00 Ft x 3.17 Ft

Storage 9.42 Ft x 3.00 Ft

Kitchen 8.17 Ft x 7.08 Ft

Living room/Dining room 17.17 Ft x 10.25 Ft

Other 13.00 Ft x 5.08 Ft

Primary Bedroom 13.83 Ft x 9.92 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Listing Presented By:



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