



540 14 Avenue Calgary Alberta

\$699,000

Watch the video and take the virtual tour! Exceptional executive penthouse with a unique 2-storey floor plan and unparalleled views. Rosewood Estates offers the finest downtown lifestyle at your doorstep. Located in the Beltline, conveniently off 17th Avenue, and steps to the best restaurants, coffee shops, amenities, and nightlife you could wish for. This stunning penthouse suite offers 2 outdoor areas, a private 3 seasons sunroom, and expansive windows throughout - allowing you to take in breathtaking sunrises, the Calgary skyline, and Stampede fireworks from almost every room. Each aspect of this home has been thoughtfully designed and offers an abundance of features and upgrades. Offering new matt black hardwood throughout, new paint, central air conditioning, central vacuum system, designer light fixtures, high-end window coverings, upgraded bathroom fixtures, and more. Inside you're welcomed by the elegant foyer leading into the fantastic open floor plan which continues unobstructed into the living and dining areas. Both have stunning city views and access to the 1st-floor wrap-around balcony. The spacious family room is highlighted by a charming wood-burning fireplace. The gourmet kitchen offers ceiling-height kitchen cabinetry with under-cabinet lighting, a Sub-Zero refrigerator, granite countertops, a new dishwasher, an upgraded hood fan, a wine fridge, and room for plenty of additional seating along the bar for entertaining friends and family. On the main level, you'll also find the executive-style office with built-in cabinetry, under-cabinet lighting, and granite counters. Completing the main level is a well-located 2pc bath. As you head upstairs, you'll notice the generous natural light provided by the overhead skylight. The 2nd-floor hallway connects you to the laundry area with a newer washer and dryer, upgraded 4pc bath, 2nd bedroom, and the substan...

2pc Bathroom 1.47 M x 2.49 M
 Dining room 4.90 M x 3.33 M
 Family room 6.35 M x 6.93 M
 Kitchen 4.34 M x 2.72 M
 Living room 3.99 M x 4.06 M
 Office 2.52 M x 1.80 M

2pc Bathroom 1.68 M x 1.60 M
 3pc Bathroom 4.88 M x 2.84 M
 4pc Bathroom 1.47 M x 2.46 M
 Bedroom 3.96 M x 2.90 M
 Primary Bedroom 7.67 M x 5.23 M
 Sunroom 2.62 M x 3.91 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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