



# 1208 14 Avenue Calgary Alberta

\$285,000

This spacious 2 bed/1 bath CORNER UNIT condo is perfect for the savvy investor or first-time buyer looking for an amazing condo in DOWNTOWN Calgary at an AFFORDABLE price! With over \$30K in renovations since 2021, this is the DEAL you have been waiting for! The OPEN CONCEPT features LVP, IN-SUITE laundry & UNDERGROUND PARKING! The large living room is perfect for entertaining and provides convenient access to the large WRAP-AROUND BALCONY with privacy glass! The kitchen features GRANITE counters, STAINLESS STEEL appliances, tile backsplash & modern cabinetry. The primary bedroom is large enough for a KING BED and features a large built-in closet. The second bedroom is currently a home gym, and is also perfect for a roommate, office or guest space. Located in an unbeatable location, the BELTLINE is home to numerous shops, restaurants, spas, cafes, pubs & trendy 17th Ave. This CONCRETE building is getting a brand new elevator! It is also PET-FRIENDLY and located across the street from the only dog park downtown. Book your showing today! (id:6769)

Kitchen 7.75 Ft x 7.75 Ft

4pc Bathroom 7.08 Ft x 4.83 Ft

Living room/Dining room 18.25 Ft x 15.50 Ft

Primary Bedroom 13.75 Ft x 9.67 Ft

Bedroom 10.67 Ft x 12.33 Ft

Other 23.67 Ft x 4.08 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca