



# 1208 14 Avenue Calgary Alberta

\$330,000

2 BEDS | 2 BATHS | QUARTZ COUNTERTOPS | SOUTH-FACING BALCONY | HEATED UNDERGROUND PARKING | PET-FRIENDLY CONCRETE BUILDING | FULLY RENOVATED | VINYL PLANK FLOORING Beautifully renovated bright corner unit in the heart of the Beltline offering exceptional value and move-in ready convenience. The open-concept layout features a white kitchen with quartz countertops, subway tile backsplash, soft-close cabinets, pot drawers, pantry storage, built-in desk, and a free-standing island for added prep and storage. The spacious living room is filled with natural light and opens onto a large south-facing balcony with updated glass panels. Both bedrooms are generous in size with built-in closet organizers, while the primary bedroom includes a private 2-piece ensuite behind a barn door. The main 4-piece bathroom is fully renovated, and the entire condo features durable vinyl plank flooring. A convenient in-unit storage room with stacking washer and dryer completes the space. Additional features include heated underground parking, bike storage, and a quiet, well-managed concrete building that is pet-friendly. Located steps from Connaught Park and the off-leash area, and within walking distance to 11 Street shops and cafes, 17 Avenue restaurants and nightlife, Co-op Midtown, GoodLife Fitness, Urban Fare, Community Natural Foods, and excellent transit access. Turn-key living in one of Calgary's most walkable neighborhoods. (id:6769)

Listing Presented By:



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Century 21 Bravo Realty

**RE/MAX Realty Professionals**

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Laundry room 4.08 Ft x 5.33 Ft  
Other 4.17 Ft x 5.00 Ft  
Storage 4.17 Ft x 4.83 Ft  
Primary Bedroom 12.17 Ft x 12.75 Ft  
2pc Bathroom 7.00 Ft x 3.92 Ft  
4pc Bathroom 8.33 Ft x 4.92 Ft

Other 12.08 Ft x 13.83 Ft  
Dining room 4.92 Ft x 10.33 Ft  
Living room 16.42 Ft x 12.92 Ft  
Other 9.08 Ft x 23.42 Ft  
Bedroom 9.42 Ft x 11.42 Ft