



126 14 Avenue Calgary Alberta

\$369,900

WELCOME to this AMAZING LOCATION!!! Here is a 885.80 Sq Ft APARTMENT on the 4th Floor (QUIET) that has a TITLED PARKING Stall in a SECURE HEATED Underground Parkade, 2 Bedrooms, 2 Bathrooms (incl/EN-SUITE), + a 11'7" X 7'8" BALCONY in the POLO TERRACE Building in Calgary's BELTLINE District!!! We begin w/INVITING Entrance into the Building incl/Elevators in the Lobby area. As you enter into the unit, you will see the NEUTRAL Colour Tones throughout, 9' CEILINGS, + UPGRADED Laminate Flooring. The 4 pc Bathroom has a Soaker Tub, + a Nice-Sized Laundry Room that has a stacked Washer/Dryer, + Wire Shelving for STORAGE. The OPEN CONCEPT Floor Plan has so much room for ENTERTAINING GUESTS w/Living, + Dining Area that has a patio door going out onto the Balcony. GREAT VIEWS of Trees, the Sky, the Calgary Tower, + The Bow Building. A CONVENIENT Gas Line for the BBQ makes Meals easy when FRIENDS, + FAMILY come over. Sit outside to take in the Views, + Fresh Air. In the corner of the Living Room is a GAS Fireplace that gives a COZY feel to this space on those evenings when curling up on the couch reading a book or RELAXING after a long day. GATHERING around the Dining Room table for DINNERS or Meaningful Conversations is what HOME is all about. The 'Heart' is the Kitchen w/WHITE Cabinetry incl/cupboards for STORAGE, Tiled Backsplash, WHITE Appliances, a PANTRY, + a BREAKFAST Bar area for On-The-Go Eating or an extra workstation. The 2nd Bedroom can also be used as an OFFICE area if needed. The Primary Bedroom has a WALK-THROUGH Closet, + a 4 pc Bathroom incl/Soaker Tub to ENJOY at the end of the day. This TRENDY area of Victoria Park is only a 15-minute walk to downtown Calgary incl/core, + business offices. It is approximately a 3-block walk from Uptown 17th Avenue. This area offers all the AMENITIES such as Shopping, Restaurants, Pubs, Fitness, Banks, Gas stations, + more. ...

- Living room/Dining room 14.83 Ft x 12.75 Ft
- Kitchen 10.00 Ft x 9.58 Ft
- Pantry 2.83 Ft x 2.75 Ft
- Foyer 5.17 Ft x 3.75 Ft
- Primary Bedroom 16.00 Ft x 10.58 Ft
- 4pc Bathroom 7.33 Ft x 4.83 Ft
- Bedroom 14.42 Ft x 8.92 Ft
- Laundry room 5.25 Ft x 4.83 Ft
- 4pc Bathroom 8.00 Ft x 4.92 Ft
- Other 11.58 Ft x 7.67 Ft

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