



# 1309 14 Avenue Calgary Alberta

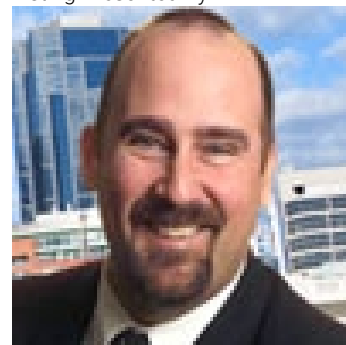
\$275,000

Welcome to this bright and inviting 2-bedroom condo at Monticello Estates, featuring 806 sq. ft. of well-designed living space. The unit offers natural light thanks to large windows, enhancing the hardwood floors. The kitchen boasts beautiful maple cabinets, stainless steel appliances and a generous eating area, perfect for family meals or entertaining guests. Recent updates include; newer paint and carpets, adding to the home's contemporary charm. Additional highlights include; European-style washer/dryer combo. in-suite storage, a spacious balcony, just over 100 sq. ft., a single parking stall, and a pet-friendly environment. Ideally located with easy access to the vibrant shops and restaurants on 17th Ave SW, this condo offers a perfect blend of comfort, style, and urban convenience. (id:6769)

Other 14.25 Ft x 9.25 Ft  
Living room 18.00 Ft x 12.75 Ft  
Foyer 8.33 Ft x 3.92 Ft  
4pc Bathroom 8.58 Ft x 7.83 Ft  
Primary Bedroom 11.33 Ft x 9.75 Ft

Bedroom 9.17 Ft x 9.08 Ft  
Storage 7.83 Ft x 3.17 Ft  
Laundry room 2.75 Ft x 2.50 Ft  
Other 19.42 Ft x 5.42 Ft

Listing Presented By:



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