

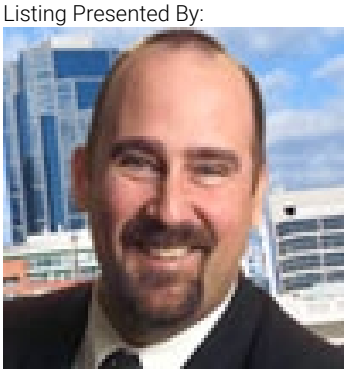
1309 14 Avenue Calgary Alberta

$169,000

Price Adjustment 11-16 -Best Value! $169,000.00 Welcome to this sunny and bright corner one-bedroom plus den ideally located in the trendy Connaught area of Calgary's Beltline. Situated in a quiet concrete building, this well-designed home offers a spacious floor plan and a large covered south-facing balcony--perfect for enjoying the sunshine and extending your living space outdoors. The open-concept layout features a generous dining area and an exceptionally spacious living room with direct access to the balcony. A cozy den provides the perfect spot for a home office, reading area or additional flex space. The well-sized primary bedroom easily accommodates a king-size bed and features a walk-in closet. The four-piece bathroom offers plenty of counter and storage space and conveniently incorporates the in-suite laundry. Additional features include laminate and tile flooring, updated light fixtures, a secured assigned parking stall with plug-in, a separate storage locker, intercom system and two elevators.Enjoy an outstanding inner-city location just minutes from downtown and within easy reach of the LRT, river pathway system and vibrant 17th Avenue. Restaurants, cafes, shopping and everyday amenities are all nearby, with convenient access to schools and churches. Vacant and ready for quick possession. Priced to sell and offering exceptional value--this is an opportunity you won't want to miss! (id:6769)

Living room 17.83 Ft x 12.17 Ft
Kitchen 8.08 Ft x 7.67 Ft
Dining room 8.92 Ft x 8.00 Ft
Den 6.83 Ft x 3.92 Ft
Primary Bedroom 12.08 Ft x 10.58 Ft
4pc Bathroom 10.75 Ft x 6.00 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

http://www.lauriestewart.ouruberto r.com/

RE/MAX Realty Professionals

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

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