



540 14 Avenue Calgary Alberta

\$264,900

Welcome to Rosewood Estates, a well-established concrete building in the heart of Calgary's lively Beltline, just steps from the restaurants, cafes, shops, and vibrance of 17th Avenue. This bright and spacious corner unit offers over 1,100 sq. ft. of comfortable living space, with two bedrooms, two full bathrooms, generous storage, and a thoughtful layout. Lovingly maintained by the same owner since 1979, the home has been exceptionally well cared for and offers a rare opportunity to move in and enjoy its original character, or bring your own vision to life with a future renovation. Floor-to-ceiling windows fill the living spaces with natural light and open onto a wrap-around, northwest-facing balcony with stunning views. Original hardwood floors add warmth and character throughout, while central air conditioning, in-suite laundry, and a secure underground parking stall provide everyday comfort and convenience. The large primary bedroom features a walk-in closet and private 3-piece ensuite, while the second bedroom and adjacent 4-piece bathroom offer flexibility for guests, family, or a home office. Residents of Rosewood Estates enjoy a newly renovated lobby, fitness room, bike storage, and social lounge. The building is well-managed and pet-free, with a friendly, close-knit community. With 17th Avenue, downtown, Stampede Park, and LRT access all within easy reach, this is an ideal lock-and-leave lifestyle for those who want the best of the city right outside their door. (id:6769)

3pc Bathroom 5.42 Ft x 8.83 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

Bedroom 8.67 Ft x 14.00 Ft

Dining room 16.00 Ft x 10.75 Ft

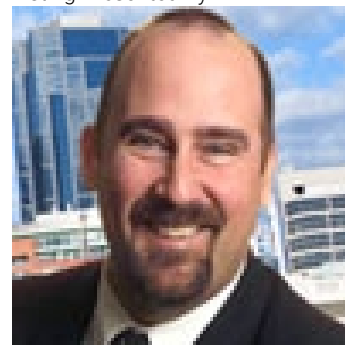
Kitchen 14.42 Ft x 8.67 Ft

Laundry room 8.83 Ft x 5.92 Ft

Living room 13.00 Ft x 13.50 Ft

Primary Bedroom 12.17 Ft x 17.58 Ft

Listing Presented By:



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CIR Realty

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RE/MAX Realty Professionals

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