



## 812 14 Avenue Calgary Alberta

\$299,900

Open House Cancelled Investors, first-time buyers, and inner-city dwellers, why rent when you can own a unit in the attractive Eighttwelve building in the Beltline? Here is your opportunity to own this remarkable, renovated, modern 2-bedroom unit located within walking distance of 17th Ave, both the Elbow and Bow Rivers, and the nightlife of downtown Calgary. It's just seconds from the popular restaurant scene and the trendy shops, pubs, and restaurants of the downtown core, and also offers easy access to the mountains located on the west end of the city. This modern and stylish open-concept unit features a kitchen with stainless steel appliances, beautiful ceramic mosaic tiles, granite countertops, and a built-in wine fridge--ideal for entertaining. Stunning, upgraded laminate flooring runs throughout most of the unit, complementing the spacious master bedroom, additional second bedroom, in-suite laundry, and private balcony. Commute with ease by walking to work or using the convenient public transit options. This unit also comes with an amazing covered titled parking stall located right by the unit's main door, offering fantastic convenience for unloading groceries, children, or moving. It's perfect as your first home or as an investment property. Call to book your viewing today! (id:6769)

4pc Bathroom 9.08 Ft x 5.92 Ft

Bedroom 12.75 Ft x 8.00 Ft

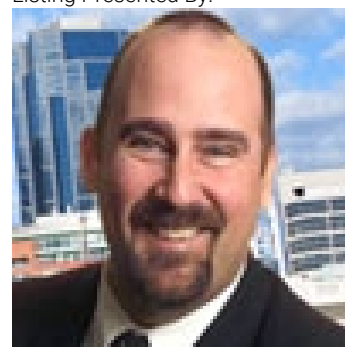
Dining room 11.08 Ft x 10.67 Ft

Kitchen 7.17 Ft x 8.25 Ft

Living room 14.25 Ft x 10.67 Ft

Primary Bedroom 12.75 Ft x 9.75 Ft

Listing Presented By:



Originally Listed by:  
Charles

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**RE/MAX Realty Professionals**

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