

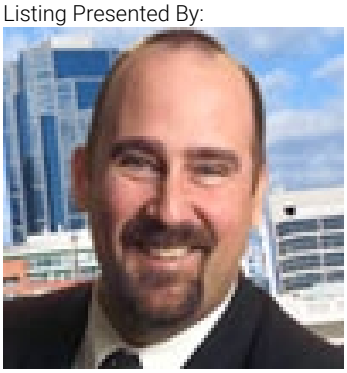
# 812 14 Avenue Calgary Alberta

$279,900

Welcome to The 812, a beautifully maintained concrete building in the heart of Calgary's vibrant Beltline! This spacious 756 sq. ft. one-bedroom, one-bathroom condo offers a fantastic open floor plan, contemporary finishes, and an abundance of natural light. Step inside the inviting foyer, complete with a convenient front entry closet, and discover a thoughtfully designed layout that offers the space and functionality often hard to find in inner-city condo living. Updated luxury vinyl plank and tile flooring complement the interior, leading into the spacious great room where the desirable south-facing exposure allows sunshine to pour in, creating a bright and welcoming atmosphere. The generous living area provides plenty of room to relax or entertain, while the dedicated dining nook offers space for a proper dining table, a wonderful feature in downtown condo living! The well-appointed kitchen features granite countertops, stainless steel appliances, solid wood cabinetry, and stylish fixtures, with a convenient linen/pantry closet nearby for additional storage. Step outside onto your sunny south-facing balcony, the perfect spot to enjoy your morning coffee, soak up the sunshine, or unwind with a summer BBQ. The generously sized primary bedroom easily accommodates additional furniture and features a large closet with custom built-in organizers. Completing the interior is a four-piece bathroom with a granite-topped vanity and a separate in-suite laundry room, adding to the everyday convenience of this well-designed home. The 812 is a unique condo conversion completed in 2009, offering quality concrete construction and beautifully appointed common areas. Residents enjoy fantastic amenities, including a rooftop patio, third floor common patio, fitness room, while pet lovers will appreciate the pet-friendly building and dedicated dog run area. A titled parking stall in ...

Living room 14.33 Ft x 13.67 Ft
Kitchen 8.58 Ft x 7.33 Ft
Dining room 8.83 Ft x 11.50 Ft
Primary Bedroom 14.50 Ft x 10.33 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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