

**1105, 733 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2165485**



**\$279,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	614 sq.ft.	<b>Age:</b>	1967 (57 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to modern living in the heart of Calgary! This fully updated one-bedroom condo (builder size 666 sq.ft.) in the sought-after Centro 733 building offers an exceptional urban lifestyle. Meticulously maintained, the unit features fresh paint throughout, complete with the removal of the popcorn ceiling for a sleek, contemporary look. With updated appliances, stylish flooring, ample cabinetry, and modern fixtures, the open-concept living and dining area is designed to maximize both space and natural light, creating a warm and inviting ambiance. The well-appointed kitchen boasts stainless steel appliances and generous storage, perfect for any culinary enthusiast. Enjoy the convenience of stress-free living with all utilities—electricity, heat, and water—included in the condo fees. The spacious bedroom offers a peaceful retreat, and the updated bathroom showcases modern finishes. This unit also features in-suite laundry, an assigned parking stall, and additional storage for your convenience. Centro 733 offers a fully equipped fitness centre and an owner's lounge for their residence's convenience, ideally located in Calgary's vibrant Beltline, renowned for its energy, trendy eateries, boutique shopping, and proximity to downtown amenities. Just steps away from 17th Avenue's dynamic dining and entertainment scene, you'll experience the best of urban living. Enjoy nearby parks like Central Memorial Park, or take advantage of excellent public transit for easy access to the rest of the city. Whether you're a first-time home buyer or an investor, this updated unit in a prime location is ready to impress. Schedule your private viewing today!