

208, 1025 14 Avenue SW  
Calgary, Alberta

MLS # A2173636



**\$200,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	508 sq.ft.	<b>Age:</b>	1964 (60 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	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 409
<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, Open Floorplan, See Remarks		

**Inclusions:** N/A

Welcome to Ellendale just a 5 minute walk from 17th ave! Check out this 1 bedroom - 1 bathroom home located on a beautiful one way street in the heart of the Beltline. Offering just over 500 square feet of bright living space perfect for a first-time buyer, investors or downsizers. This south facing property features a large bedroom with lots of closet space, a spacious kitchen with a peninsula big enough to sit three comfortably, and living space with lots of natural light. Step through your patio doors to your own balcony to enjoy your morning coffee! The unit also features its own in suite laundry with a washer/dryer all-in-one unit. You also get your own assigned parking space that is conveniently located in the rear of the building. Don't miss out on getting into this property close to the all the excitement downtown has to offer!