

801, 1001 14 Avenue SW
Calgary, Alberta

MLS # A2175644



\$399,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,168 sq.ft.	Age:	1981 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 828
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Soaking Tub, Storage		

Inclusions: Projector mount in living room ceiling

This spacious, well designed unit spans over 1100 square feet. Enjoy an abundance of natural light and breathtaking south facing views from the large 18 x 5.5 ft balcony. Key Features: 1 Indoor Parking Stall (# 80) in a heated, secure parkade, with a car wash and additional visitor parking. Renovated Kitchen: Featuring sleek stainless steel appliances, a wine bar area, and a kitchen island perfect for entertaining. Open Living Space: The modern living room flows seamlessly into the dining area, with easy access to the expansive balcony. Luxurious Primary Suite: Generously sized with a 4-piece ensuite, extra large vanity, soaker tub, spacious shower, and dual closets. Ample 2nd Bedroom: Spacious with additional closet space, perfect for guests or a home office. Full Laundry Room: Includes extra storage and a convenient 3-piece bath. Building Amenities: Fitness room Rooftop patio with solarium lounge and terraces, offering stunning views—an ideal spot to relax! Located close to trendy 17th Avenue, with shopping, restaurants, boutique stores, and coffee shops just a short walk away. Don’t miss this opportunity! Call today to schedule your viewing!