

306, 733 14 Avenue  
Calgary, Alberta

MLS # A2175653



**\$254,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	625 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>	-		

**Heating:** Hot Water, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Tar/Gravel

**Basement:** None

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** Elevator, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 531

**LLD:** -

**Zoning:** CC-MH

**Utilities:** -

**Inclusions:** Window Coverings

This executive one-bedroom condo at Centro 733 offers modern living just minutes from the vibrant shops, dining, and amenities on 17th Ave, and within easy reach of downtown by foot or bike. The bright, open floor plan features a south-facing wall of windows, a stylish kitchen with granite countertops, stainless steel appliances, and upgraded vinyl plank flooring, along with a cozy breakfast nook. Additional highlights include a spacious bedroom, full bathroom, European laundry, storage locker, and assigned parking. Building amenities include a fully equipped gym and owner's lounge. Condo fees cover heat, water, sewer, and electricity.