

703, 1020 14 Avenue SW  
Calgary, Alberta

MLS # A2182973



**\$324,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,175 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Ceiling Fan(s), Kitchen Island, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 962

**LLD:** -

**Zoning:** CC-MH

**Utilities:** -

**Inclusions:** N/A

Welcome home to Bristol Manor, a stylish condo in the heart of Calgary's trendy Beltline! Just steps away from a vibrant array of amenities, restaurants, shops, parks, transit, and only a short stroll to downtown or the lively 17th Avenue. Enjoy the convenience of a low-maintenance, lock-and-go lifestyle in this beautiful 1,175 sq ft 7th floor condo which has been thoughtfully renovated including new vinyl plank flooring throughout the main living area, a brand new kitchen with beautiful white cabinetry and large centre island and new stainless steel appliances. As you enter you are welcomed by a large foyer leading to the bedrooms, bathroom, and a spacious laundry room. Down the hall, the open-concept living area invites you to relax in comfort, with a bright, neutral palette. The kitchen is perfect for entertaining, featuring ample cabinets & counter space, stainless steel appliances, a large island with extra storage and a seamless flow into the dining space and living areas. Large windows in the dining space offer inviting views of the city, ideal for enjoying cozy fall evenings by the fireplace. The living room in this corner unit is generously sized, providing flexible options for furniture arrangements to suit your style. Step out onto the expansive wrap-around balcony with north and west-facing exposures, perfect for enjoying the outdoors. The primary bedroom offers ample space for a king-sized suite and includes a large walk in closet. The second bedroom is versatile, ideal for use as a 2nd room or home office. The updated 4-piece bathroom boasts brand new cabinetry, a shower-tub combo, and linen storage. Across from the bedrooms, the laundry and storage room is accessible through double doors for added convenience. In addition to the stunning condo, the building offers fantastic amenities on the penthouse level, including a gathering space with kitchen and

billiards, a large west-facing patio with expansive city views, and a fitness area with sauna. The building also features a bike room, underground heated parking with room for storage , and a well-maintained concrete structure with high owner occupancy. Recent updates to the property include a new roof, exterior improvements, and renovated common hallways. This is a pet-friendly building, allowing up to two pets under 26 lbs and short-term rentals are not permitted. Don't miss your chance to own this remarkable home in one of Calgary's most sought-after locations. Contact your Realtor today to schedule a private tour!