

601, 924 14 Avenue SW  
Calgary, Alberta

MLS # A2196926



**\$225,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	650 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 524
<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>	Built-in Features, Closet Organizers, Open Floorplan		

**Inclusions:** N/A

EXCEPTIONAL Downtown Living in Calgary's Beltline! Discover the perfect STARTER HOME, DOWNSIZING OPPORTUNITY, or INVESTMENT PROPERTY in the vibrant Beltline community with this SPACIOUS 650 SQ. FT. CONDO offering DOWNTOWN VIEWS from the 6th-floor balcony. Featuring 1 LARGE BEDROOM, 1 FULL BATHROOM, and an OPEN-CONCEPT LAYOUT, this bright and airy unit boasts NEW VINYL PLANK FLOORING, PAINT, a WELL-KEPT KITCHEN with ample cabinetry and modern STAINLESS appliances, and a NORTH-FACING EXPOSURE for CONSISTENT NATURAL LIGHT throughout the day and COOL in the summer! The 4-PIECE BATHROOM includes a LARGE TUB/SHOWER COMBO with sleek light tile. Enjoy TITLED UNDERGROUND HEATED PARKING, BIKE STORAGE, a FITNESS FACILITY, SQUASH COURTS, SAUNA, EVENT SPACE, and more. Located just MINUTES FROM 17TH AVE SW, C-TRAIN ACCESS, RESTAURANTS, TRENDY SHOPS, and PARKS, this PRIME LOCATION offers the perfect balance of urban convenience and serene escapes. This is a RARE OPPORTUNITY to own a SPACIOUS, UPDATED CONDO with UNBEATABLE CITY VIEWS—MOVE-IN READY and waiting for you! DON'T MISS OUT—SCHEDULE YOUR PRIVATE TOUR TODAY!