

302, 126 14 Avenue SW
Calgary, Alberta

MLS # A2197832



\$375,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	914 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 624
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		
Inclusions:	BBQ		

Welcome to the vibrant Beltline community— Located in the heart of Victoria Park, this area is a hub of activity, offering an unbeatable mix of shopping, dining, nightlife, and convenience. Just steps from 17th Avenue’s bustling bistros, boutique shops, and nightlife, and a short walk to the Saddledome, Stampede Park, and downtown Calgary, this location is perfect for young professionals, investors, or anyone seeking a dynamic inner-city lifestyle. With Stephen Avenue only 12 minutes away and easy access to the Victoria Park LRT station and bus routes, everything you need is within reach. Whether you’re grabbing coffee at a local cafe, enjoying a night out, or commuting to work, this location truly has it all. UNIT 302, a spacious 3rd-floor condo that combines affordability, functionality, and modern living. This 2-bedroom, 2-bathroom home is perfect for roommates, investors, or first-time buyers, thanks to its thoughtful layout and prime location. The open-concept kitchen has been upgraded with a stunning renovation, featuring new stainless steel appliances, plenty of cabinet and counter space, and a convenient eating bar. The bright, airy feel of the kitchen flows seamlessly into the large living room, which features a cozy gas fireplace—ideal for relaxing or entertaining. Both bedrooms are strategically placed on opposite sides of the condo, ensuring privacy and making it an excellent choice for roommates or guests. This sunny south-facing unit is filled with natural light and includes a good-sized deck with Duradek finishing, perfect for enjoying your morning coffee or unwinding after a long day. Additional features include in-suite laundry and a spacious storage room, adding practicality to this already well-designed space. For added convenience, this unit comes with heated underground parking, ensuring your vehicle is

protected year-round. Book your showing today and experience the best of Beltline living!