

**632 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2207318**



**\$363,800**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	572 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	0.60 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, See Remarks, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 410
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

Stylish downtown living and urban lifestyle. Terrific garden patio condo with upscale finishing; quartz counters, stainless steel appliances, new easy care vinyl flooring and new carpet in the bedroom. Fresh and clean home with light designer tones. Relax on a rare street level patio in quiet central Beltline location. Perfect choice to enjoy the eclectic urban hubs and entertainment districts in Mission, 17 Ave and 11 Ave. An easy stroll into downtown for work, to the Bow River walkways and even more restaurants and shops. Walk score 98! Pet owners will love the instant outdoor access with personal entrance door onto roomy, sunny south patio which is surprisingly private (especially when landscaping features are in season). Concierge service, air conditioning, expansive gym/yoga studio, guest suite, storage locker, huge bike storage, heated titled parking. You will leave the car in its spot more often by walking everywhere! Move in, exhale and then walk to your favorite activities and hangouts.