

# \$299,900 - 306, 1334 14 Avenue Sw, Calgary

MLS® #A2205909

**\$299,900**

2 Bedroom, 2.00 Bathroom, 907 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Harcourt Estates, a healthy 2-bedroom, 1.5-bathroom corner unit located in the heart of Calgary's vibrant Beltline district. This well-designed apartment offers a spacious open-concept layout that seamlessly integrates the living, dining, and kitchen areas, creating a perfect setting for both relaxation and entertainment. As a corner unit (NW) you get the benefits of extra window lighting. (Gorgeous nearing sunset!). The spacious primary bedroom offers a tranquil escape with plenty of (walk-in!) closet space for all your storage needs. This unit boasts an in-suite laundry room, (full-size Washer and Dryer), one assigned underground parking stall, plenty of street parking for a second vehicle, and one designated storage locker. It is also a very short walk to some of Calgary's best restaurants, lounges, and entertainment options including 17th Ave. Investors look no further as this unit is easy to rent in a desirable community. Additional benefits of the area include several grocery stores, fitness centers, and Calgary transit with both bus routes, and LRT within walking distance.

Built in 1979

## Essential Information

MLS® #	A2205909
Price	\$299,900
Bedrooms	2



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	907
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	306, 1334 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0W2

### Amenities

Amenities	Elevator(s), Parking, Storage
Parking Spaces	1
Parking	Assigned, Parkade, Stall, Covered, Secured

### Interior

Interior Features	Elevator, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
# of Stories	10

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

### Additional Information

Date Listed	March 28th, 2025
Days on Market	19
Zoning	CC-MH

### **Listing Details**

Listing Office	CIR Realty
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