

# \$249,900 - 302, 605 14 Avenue Sw, Calgary

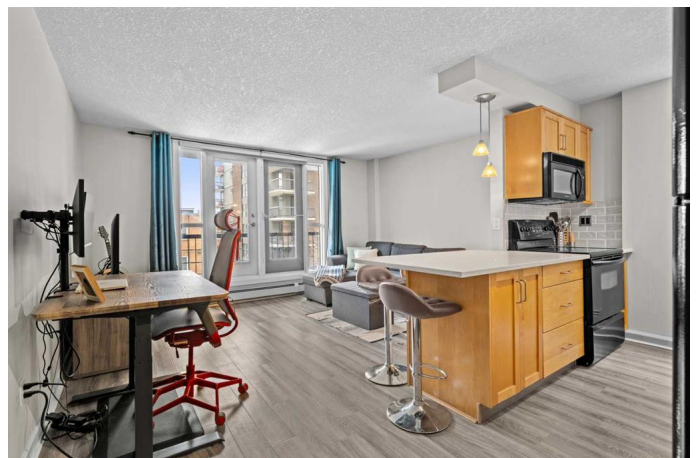
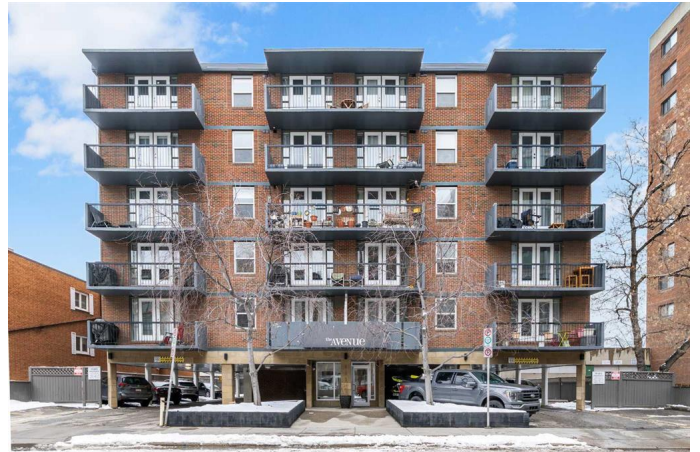
MLS® #A2207851

**\$249,900**

1 Bedroom, 1.00 Bathroom, 605 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Location doesn't get better than this! Just steps from bustling 17th Avenue, this one-bedroom Beltline condo places Calgary's best shops, restaurants, cafes, and entertainment right at your doorstep. With Lougheed House, Beaulieu Gardens, bike lanes, and all amenities just seconds away, you'll love the walkability and lifestyle of this vibrant community. The Avenue is a well-managed, concrete construction building that's pet-friendly and offers short-term rental potential (with board approval). Inside, this well-maintained unit is bright, functional, and move-in ready. The open kitchen features quartz countertops, modern appliances including a new dishwasher (2024), a classic subway tile backsplash, a sleek black stone sink with pull-down faucet, plenty of cabinet space and a large breakfast bar. The living space opens seamlessly to a south-facing balcony—perfect for enjoying sunny days and city views. The bedroom is spacious and boasts west-facing windows and a wall-to-wall closet. The updated bathroom has modern finishes including a quartz countertop, a vessel sink, and bright contemporary tile. High-end laminate flooring runs throughout the unit. Enjoy the convenience of in-suite laundry, assigned parking, a storage unit, and bike storage. This fantastic condo offers the perfect balance of city living and comfort. Whether you're an investor or a first-time home buyer, this unit is an excellent opportunity to enjoy city living at its best!



Built in 1968

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2207851          |
| Price          | \$249,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 605               |
| Acres          | 0.00              |
| Year Built     | 1968              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 302, 605 14 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0M9               |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Assigned, Stall                       |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                         |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 6   |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction      Brick, Concrete, Stucco

### **Additional Information**

Date Listed      April 3rd, 2025

Days on Market      1

Zoning      CC-MH

### **Listing Details**

Listing Office      Century 21 Bamber Realty LTD.

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