

# \$199,900 - 212, 340 14 Avenue Sw, Calgary

MLS® #A2212298

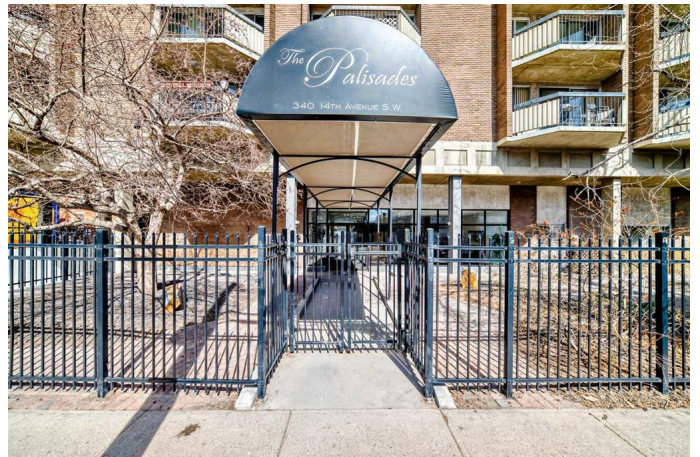
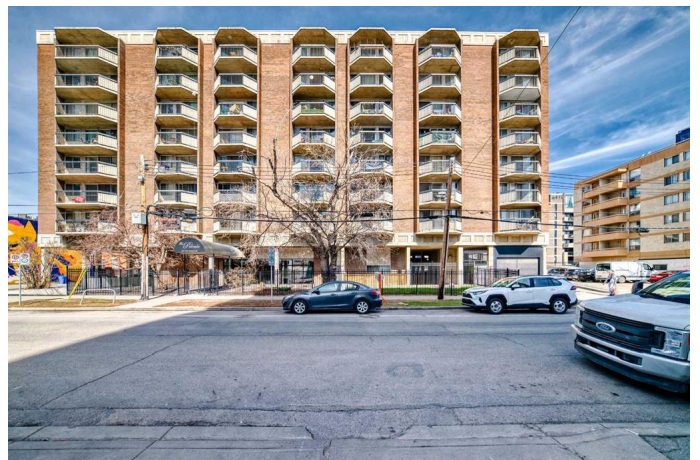
**\$199,900**

1 Bedroom, 1.00 Bathroom, 524 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

FRESHLY PAINTED! This beautifully renovated 2nd-floor condo offers everything you could want in downtown BELTLINE living – unbeatable location, beautiful upgrades, top-tier building amenities, & all utilities (HEAT, WATER, ELECTRICITY) included in the condo fees – yes, even electricity! PET-FRIENDLY HEAVEN – this building is perfect for pet parents! DOGS 25lbs or less &/or CATS are welcome (subject to board approval), making it easy to enjoy city life with your furry companions by your side. Superbly located with a WALK-SCORE of 98/100, a BIKE-SCORE of 95/100, & EXCELLENT TRANSIT OPTIONS with 2 LRT STATIONS closeby, you are just steps from Calgary’s vibrant 17th Avenue, historic Memorial Park, the Stampede Grounds (hello fireworks views!), the Sheldon Chumir Health Centre, SUNTERRA Market, + 15, Bow River & only a short stroll to downtown. Live in a well-managed CONCRETE building with HOTEL-STYLE features. You will enjoy 2 secure fob-operated ELEVATORS, an amazing ON-SITE BUILDING OPERATOR & a FULL TIME BUILDING CLEANER, a FITNESS CENTER, an INDOOR WATER POOL, & a SAUNA – all included in your lifestyle. 24 HR CAMERAS/VIDEO SECURITY in the lobby & on EVERY FLOOR & a FOB OPERATED SECURE building entrance offers peace of mind, while a RESERVE FUND of over \$2M ensures the long-term health of the building. Step inside this TURN-KEY, MOVE-IN-READY



VACANT home & prepare to be impressed. The unit is bright & airy, thanks to its open layout, beautiful renovations & abundant natural light. The modern kitchen is a chef's dream, featuring ISLAND STYLE GRANITE countertops, a STYLISH BACKSPLASH, ample soft-close cabinetry, UNDER CABINET lighting, UNDERMOUNT LARGE KITCHEN SINK, UPGRADED PULL DOWN SINGLE HANDLE kitchen faucet and a functional ISLAND/BAR-STYLE setup – perfect for casual meals or entertaining friends. The LAMINATE & TILE flooring throughout adds durability & style. The spacious living room opens onto a large private balcony (13' x 5'), your personal outdoor retreat to relax or entertain. The unit includes a LARGE INDOOR STORAGE room (9'5" x 3'), giving you plenty of space for bikes and seasonal items. The entire space has been thoughtfully upgraded & maintained, saving you the time and cost of renovations. Save yourself from the stress of working with trades & the high cost of renovations in this current era of inflation. With a dedicated assigned parking stall #106, incredible building amenities, and an exceptional sense of community, this home checks every box for comfort, convenience, and value. Whether you are a first-time buyer, downsizer, senior, downtown working professional or an investor, this property is the perfect fit. Why settle for less when you can own a stylish, low-maintenance home in one of Calgary's most desirable neighborhoods? Vacant & Move-In Ready. Heat, Water, Electricity, Appliances, Parking, Exterior Maintenance and Snow Removal Included. Welcome home! This is the opportunity you have been waiting for!

Built in 1974

## Essential Information

MLS® #	A2212298
Price	\$199,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	524
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	212, 340 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R1H4

### Amenities

Amenities	Bicycle Storage, Coin Laundry, Elevator(s), Fitness Center, Indoor Pool, Storage
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Elevator
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	8

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

### Additional Information

Date Listed	April 16th, 2025
Days on Market	107
Zoning	CC-COR

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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