

# \$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
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Construction      Brick, Concrete, Stucco

### **Additional Information**

Date Listed      April 3rd, 2025

Days on Market      16

Zoning      CC-MH

### **Listing Details**

Listing Office      Century 21 Bamber Realty LTD.

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