

# \$350,000 - 404, 1208 14 Avenue Sw, Calgary

MLS® #A2205428

**\$350,000**

2 Bedroom, 1.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Modernly updated 2 bedroom unit with outstanding city views. Phenomenally located kitty-corner from Connaught Park and off-leash area (perfect since the building is pet-friendly upon board approval), mere steps to the infinite amenities on 14th Street and the vibrancy of 17th Ave! The perfect inner-city lifestyle awaits with nightlife, dining, pubs, cafes, diverse shops and much more just moments away then come home to a quiet treelined street. Inside this beautifully updated unit are gleaming hardwood floors, a neutral colour pallet, trendy barn sliding doors, designer finishes and cleverly incorporated storage solutions. The open floor plan is bright and spacious with clear sightlines amongst all the principal rooms encouraging unobstructed conversations. Culinary adventures are inspired in the stunning kitchen featuring full-height sleek cabinetry, stainless steel appliances, quartz countertops and a large island with casual breakfast bar seating. A dedicated dining area easily hosts larger gatherings, while the adjacent living room invites you to sit back and relax. The expansive "œ" shaped, covered balcony entices warm weather barbecues, peaceful morning coffees and unlimited people watching with the city lights as the enchanting backdrop. Both bedrooms are generously sized with large closets and easy access to the stylish 4-piece bathroom. In-suite laundry too for ultimate convenience. Assigned underground parking adds to your comfort,



allowing you to leave your vehicle at home while you explore Calgary's premier entertainment district. Everything is close at hand plus just a quick bike ride to the river, downtown and beyond! Truly an outstanding location for this move-in ready home.

Built in 1979

### Essential Information

MLS® #	A2205428
Price	\$350,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	876
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	404, 1208 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0V9

### Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting,
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	Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	7
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Rubber
Construction	Brick, Concrete, Stucco, Glass
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	45
Zoning	CC-MHX

## Listing Details

Listing Office	First Place Realty
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