

# \$249,900 - 403, 1334 14 Avenue Sw, Calgary

MLS® #A2257904

**\$249,900**

1 Bedroom, 1.00 Bathroom, 757 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

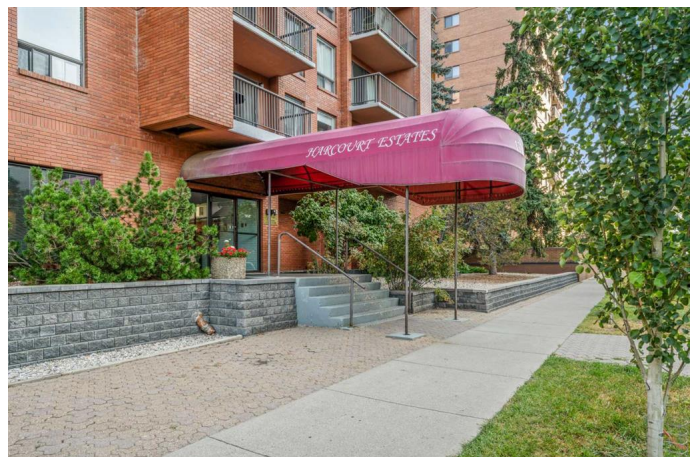
You will be captivated by this spacious and bright one-bedroom home in the desirable Beltline. Unlike most comparable units, this large floor plan offers a truly impressive amount of space, perfect for entertaining or a quiet night in. The impeccably maintained home features a beautifully updated kitchen with granite countertops and stainless steel appliances. The massive primary bedroom will easily hold all of your furniture, and a large walk-in closet provides plenty of storage. You'll love the sunny south-facing balcony, which offers a perfect place to relax while overlooking the vibrant city. Additional features include a dedicated dining area with floor to ceiling mirrors, in-suite laundry, a separate storage locker, and a dedicated covered parking stall to protect your car from the elements. This home is situated in a quiet, well-managed concrete building with a healthy reserve fund. With heat and water included in your condo fees, inner-city living has never been easier. Located just three blocks from trendy 17th Avenue, you'll be able to walk to all of the area's best restaurants, shops, and coffee spots.

Built in 1979

## Essential Information

MLS® # A2257904

Price \$249,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 757               |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 403, 1334 14 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C0W2                 |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Snow Removal, Storage, Trash, Garbage Chute |
| Parking Spaces | 1                                                                                  |
| Parking        | Assigned, Covered, Off Street                                                      |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings                                     |
| Heating           | Baseboard                                                                                                                        |
| Cooling           | None                                                                                                                             |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Living Room, None, See Remarks                                                                                                   |
| # of Stories      | 9                                                                                                                                |

### Exterior

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

|                 |                 |
|-----------------|-----------------|
| Lot Description | Back Lane       |
| Roof            | Asphalt         |
| Construction    | Brick, Concrete |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 1                    |
| Zoning         | CC-MH                |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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