507, 605 14 Avenue SW
Calgary, Alberta

MLS # A2220868

$250,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	622 sq.ft.	**Age:**	1968 (57 yrs old)
Beds:	1	**Baths:**	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 477
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	CC-MH
Foundation:	-	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island		

Inclusions:	NA

Welcome to an immaculate, renovated condo in “The Avenue” building located in the highly desirable community of Beltline. With LOW CONDO FEES and beautiful finishes, this is a must see! A formal entrance leads to a bright and spacious open concept suite finished with luxury vinyl plank flooring and ceramic tile. The open concept kitchen features ample cupboard space and quartz countertops with a RARE large island/eating bar overlooking a formal dining area and living room. Looking past your built in living room cabinets you will find French doors leading to the south facing balcony, perfect for BBQing and relaxing while enjoying the city views. The large bedroom accommodates a king bed with plenty of space for dual dressers. His and her closets provide further storage and a large window brings in loads of natural light. The bright 4 pc bathroom with a large soaker tub and in-suite laundry completes the space. Pride of ownership is VERY apparent in this home! This unit comes with a covered parking stall, one of the best in the building. You will never have to worry about cleaning snow off your car all winter. The building includes ample visitor parking, a secure storage locker, and bike storage. The Avenue is a well-managed, concrete construction building that’s pet-friendly (with board approval). Only steps away from the Lougheed House, Beaulieu Gardens and all the amenities 17 Avenue has to offer! Don’t miss the opportunity to own this beautiful home!