

# \$309,000 - 604, 605 14 Avenue Sw, Calgary

MLS® #A2219850

**\$309,000**

2 Bedroom, 1.00 Bathroom, 833 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this wonderful 2 bedroom top floor end unit in The Avenue, the best unit in the building! Featuring downtown views and a concrete building in the heart of the Beltline, with assigned parking and in-suite laundry. The entire unit has been freshly painted and has newer high quality carpet, and features 833 square feet of living space. The balcony affords wonderful downtown views and extends the living space providing generous light during the day and a downtown light show at night. A well laid out kitchen with a separate eating area, in-suite laundry, a full bathroom, and a defined, separate front entrance with a closet completes the general living space. Two spacious bedrooms with good sized windows are nicely located in the floor plan, affording privacy and a quiet location in the unit. Comes with one assigned parking stall, and a storage locker. This is a fantastic opportunity to own or invest in a rental property, in the premier location in this building within walking distance to downtown, all the amenities of 17th Avenue, and the quiet enjoyment of an adult only concrete building.

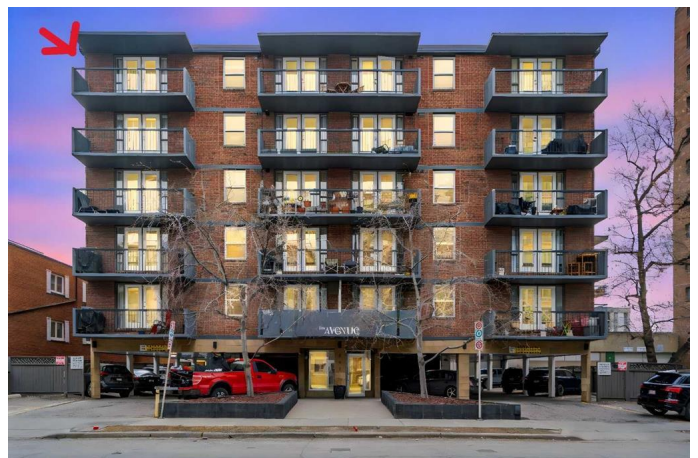
Built in 1968

## Essential Information

MLS® # A2219850

Price \$309,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 833               |
| Acres          | 0.00              |
| Year Built     | 1968              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 604, 605 14 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0M9               |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                 |
| Parking        | Parkade, Stall                    |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Laminate Counters                                   |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 6                                                                                                    |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Brick, Concrete, Stucco |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 72             |

Zoning

CC-MH

Listing Details

Listing Office

Royal LePage Benchmark

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