

# \$299,900 - 403, 317 14 Avenue Sw, Calgary

MLS® #A2207064

**\$299,900**

1 Bedroom, 1.00 Bathroom, 623 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Fully renovated and fully furnished 1 bedroom 1 bath in a charming boutique building. This immaculate home is minutes away from 17th Ave, Mission and the Downtown core so the location couldn't be better! This unit is light and bright, contemporary and move-in ready. Vinyl plank throughout, with on trend cabinetry, custom doors, and quartz countertops. The entry is private with a full-sized closet and in-suite laundry. A designated dining area leads you to a large living room with views of the Calgary tower. The kitchen features a functional and spacious eating bar, stainless steel appliances and plenty of storage. The bedroom has a closet the length of the room and the 3-piece bathroom has custom tile work, a large sink and vanity with storage. The deck is perfectly positioned overlooking the tennis courts and Memorial Park. This building is well managed, with no post tension cable, titled underground parking and storage. It is safe and secure with cameras and fobs required to enter the building and elevator with a separate key to parking. Proximity is unbeatable to 17th Ave, and 4th Street. Walk to work and thrive in this affordable, stylish, fully furnished, fully renovated ideally located, place to call home.

Built in 1970

## Essential Information

MLS® #

A2207064



Price	\$299,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	623
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	403, 317 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0M4

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Laundry, Secured Parking, Storage, Garbage Chute
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Underground
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, No Animal Home, Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	7
Basement	None

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 3rd, 2025

Days on Market       1

Zoning                 CC-MH

### **Listing Details**

Listing Office           Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.