\$250,000 - 202, 605 14 Avenue Sw, Calgary

MLS® #A2207679

\$250,000

1 Bedroom, 1.00 Bathroom, 614 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

UNBEATABLE VALUE IN THIS 1-BED WELL-TAKEN CARE OF CONDO W/ PARKING IN BELTLINE - STEPS TO 17TH AVE! **Seller is happy to include all furnishings** With over 600 sqft, this condo offers THE BEST VALUE in Beltline and all of the features that you could need including in-suite laundry, parking, storage & a sunny South facing balconyâ€"all in a prime location. Welcome to #202 at The Avenue â€" a beautifully maintained 1-bed, 1-bath condo surrounded by Beltline's best amenities where you get walkable access to Beau Lieu Gardens, 17th Ave, & the Stampede Grounds! Step inside to a bright well-designed open-concept floor plan. The galley-style kitchen is open to the living room and features maple cabinetry, Quartz counters, a mosaic tile backsplash, and a peninsula island with bar seating â€" perfect for casual dining or entertaining. The spacious living area comfortably fits a full-sized couch and media setup, and flows seamlessly to your private South-facing balcony where you can sit & enjoy your morning coffee! The bedroom easily fits a queen-sized bed, & includes a double closet, plus large window for natural light. The 4PC bathroom offers a full tub/shower combo, and there's also in-suite laundry conveniently tucked away. To finish off the unit is an assigned parking stall (#30) & an assigned storage locker (#2) for all of your large storage items like seasonal decor or sports equipment. The Avenue is a







well-managed building located just off 14th Ave, which means you're a short walk to the BEAUTIFUL Beaulieu Gardens, 17th Ave's restaurants & nightlife, Mission's cafés, 4th Street shops, the Stampede Grounds & much more. Plus you get access to all the best amenities Calgary has to offer through a short walk or drive, or you can hop on the LRT rail which offers free fare downtown. You are also well-connected to the rest of the city through several major roadways including 17th Ave, Macleod Trail, and 14th St. Jumping in the car: Airport is a 21 min drive (18.8KM), & Banff is a 1 hr 24 min drive (126KM).

Built in 1968

Essential Information

MLS® # A2207679 Price \$250,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 614
Acres 0.00
Year Built 1968

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 202, 605 14 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 0M9

Amenities

Amenities Elevator(s), Parking, Storage, Visitor Parking

Parking Spaces 1

Parking Stall

Interior

Interior Features Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Baseboard

Cooling None

of Stories 6

Exterior

Exterior Features Balcony

Roof Tar/Gravel

Construction Brick, Concrete

Additional Information

Date Listed April 3rd, 2025

Days on Market 9

Zoning CC-MH

Listing Details

Listing Office RE/MAX First

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