

304, 605 14 Avenue
Calgary, Alberta

MLS # A2225991



\$230,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	534 sq.ft.	Age:	1968 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 409
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: Hood Fan

Outstanding Quality & Exceptional Value in the Heart of the Beltline Step into this immaculately maintained, bright and spacious 1-bedroom condo offering unbeatable value in one of Calgary's most sought-after urban neighborhoods. Just three blocks from the vibrant energy of 17th Avenue and 4th Street, you'll enjoy easy access to top-tier restaurants, nightlife, and boutique shopping—all while living on a tree-lined street. Located in a solid, professionally managed concrete building, this front-facing unit is one of the best in the complex. It features an oversized balcony—accessible from both the living room and bedroom—perfect for relaxing or entertaining. Inside, the quality shines through. The kitchen has been professionally renovated with quartz countertops, newer stainless steel appliances, and generous cabinetry—ideal for both cooking and hosting. Durable luxury vinyl plank flooring runs throughout the unit, and pride of ownership is evident after more than 14 years of careful maintenance by the current owner. You will love the functional floorplan with ample storage, insuite washer/dryer along with a separate storage room along with bicycle storage. This adult-only, pet-friendly building offers a walkable lifestyle just steps from Lougheed House and its beautifully landscaped park. With downtown just a 5-minute bike ride or 10-minute walk away, and bike lanes right outside your door, convenience is second to none. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready condo delivers exceptional quality, premium location, and unbeatable value.