

**605, 1015 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2227227**



**\$249,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 866 sq.ft.                         | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 722 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete  | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home |                   |        |

**Inclusions:** n/a

Welcome to this beautifully updated condo in Wickham Place, ideally situated on a quiet street in the heart of Calgary's vibrant Beltline — just steps from the 17th Avenue shopping and entertainment district! You'll love the unbeatable location, offering walkable access to Calgary's top restaurants, cafes, boutiques, parks, and endless amenities. This pet-friendly, well-managed concrete building is free of post-tension cables and includes all utilities in the condo fees (electricity, gas, water, and waste) — making it an ideal choice for both first-time buyers and savvy investors. Inside, the home features a bright and trendy open-concept layout, with a sun-filled living room that opens onto a south-facing balcony, perfect for morning coffee or evening unwinding. The dedicated dining nook is accented by a modern light fixture, while the upgraded kitchen offers plenty of cabinet and counter space. Recent improvements include, energy-efficient windows, brand new Stylish laminate flooring throughout, freshly painted interior. The spacious primary bedroom easily fits a king-size bed, and the unit includes a generous in-suite storage room, built-in front closet, and washer/dryer hookups for added convenience. A nearby dog park makes this a true urban haven for pet owners. This move-in-ready gem checks all the boxes — quiet, stylish, central, and affordable. Wickham Place is an impeccably maintained building with a great sense of community. Don't miss your chance to own in one of Calgary's most desirable inner-city neighbourhoods — book your private showing today!