

**1201, 733 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2252283**



**\$299,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 845 sq.ft.                         | <b>Age:</b>   | 1967 (58 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Covered, Stall                     |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                   |                   |        |
|--------------------|---------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                 | <b>Condo Fee:</b> | \$ 778 |
| <b>Basement:</b>   | -                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                          | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, No Animal Home, No Smoking Home |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

**HIGHLIGHTS:** 2 Bed | 1.5 Bath | Corner Unit | South-Facing Windows | City Views | Granite Counters | Stainless Steel Appliances | In-Suite Laundry | Parking + Storage | Built-In Waterfall Feature... **WRITEUP:** Welcome to Centro 733! This 12th floor corner unit offers stunning city views and south-facing bedroom windows that provide natural light throughout the day. The unit includes 2 bedrooms and 1.5 bathrooms. The kitchen has granite countertops, stainless steel appliances, and a dining area that flows into the living room. A unique waterfall feature is built into the main living space, providing both character ambiance and added humidity. The home is also equipped with a high-end washer/dryer combo unit, less than a year old, designed for condo living. Hardwood floors, large windows, lots of cabinet storage and a breakfast bar. Finally this unit also comes with a parking stall and additional storage space. Building amenities include a fitness center, media room, and bike storage, with condo fees covering all utilities, including electricity. Located within walking distance to shops, restaurants, and public transit, this condo offers a central and practical lifestyle in the heart of the city.