

**602, 340 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2269296**



**\$244,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	848 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Enclosed, Garage Door Opener, Parkade, Secured, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Flat Tile, Membrane	<b>Condo Fee:</b>	\$ 738
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** N/A

Back on market due to previous buyer financing so here's your second chance! Meticulously renovated and filled with natural light from large windows and an oversized patio door, this stunning two-bedroom corner unit condo has everything you need. Enjoy easy access to work or play with parks, Downtown, Mission, and 17th Ave all nearby, plus a full suite of great amenities for when you're home - a saltwater indoor pool, dry sauna, well-equipped gym with newer machines, and secure bicycle storage. The condo fee INCLUDES ELECTRICITY - super competitive AND a great value considering the well cared for building facilities! This unit was thoughtfully updated for long-term comfort and style, featuring quartz counters, custom cabinetry, chic new baseboards, upgraded flooring and lighting, premium accent wallpaper, knockdown ceilings, a washing machine installation (with rough-in for a dryer if desired), and all newer appliances, including an induction cooktop range. Renovations were completed professionally and with permits, offering true peace of mind. Both bedrooms are generously sized, with the primary easily accommodating a king-size bed (and more). The large bathroom also features quartz counters, custom cabinetry, and a stylish surround. Handy in-suite storage ensures you'll have room for everything, plus there's a secure underground parking stall. This sophisticated condo is a place you'll be proud to call home.