

# \$349,900 - 505, 1208 14 Avenue Sw, Calgary

MLS® #A2224317

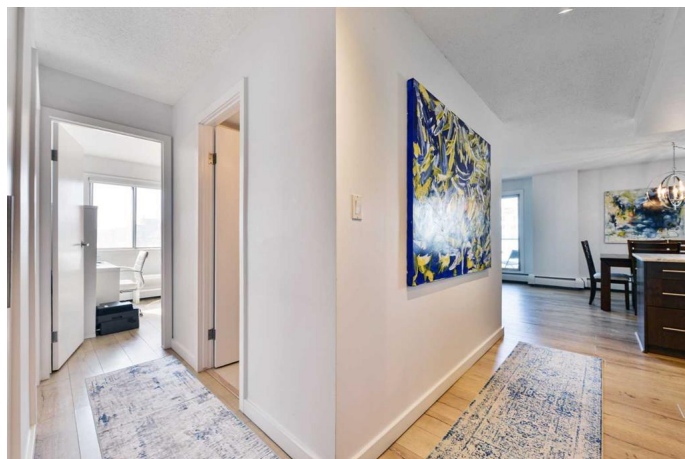
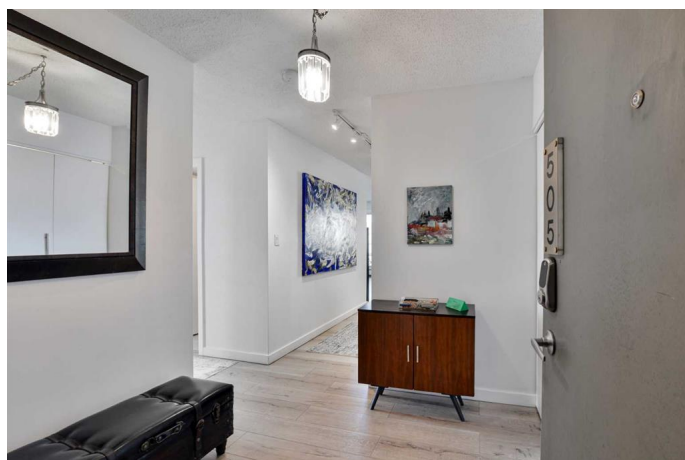
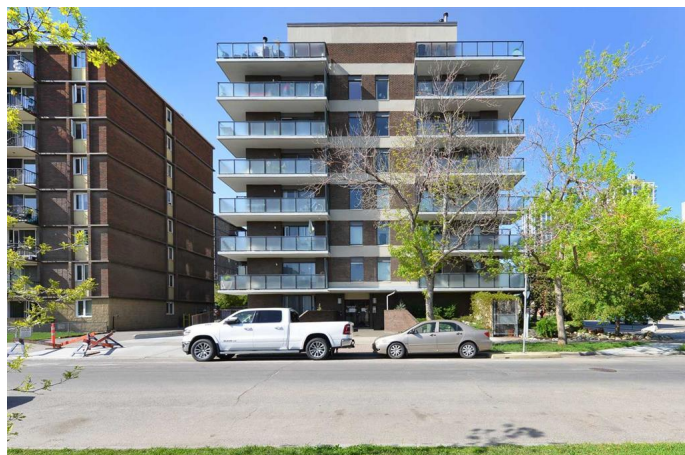
**\$349,900**

2 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover the perfect blend of comfort, style, and location in this beautifully updated 2-bedroom condo, ideally situated in one of the city's most desirable buildings. With nearly 1,000 square feet of thoughtfully designed living space, this home offers an open-concept layout that seamlessly connects the spacious living and dining areas. Recent upgrades include a custom California closet in the hallway, new custom window coverings/blinds, new luxury vinyl plank flooring and fresh paint throughout, creating a modern, move-in-ready space. The kitchen is a standout, featuring ceiling-height cabinetry, sleek new countertops, a stylish backsplash, and a convenient breakfast bar. The generously sized primary bedroom includes a newly renovated 2-piece ensuite, while the second bedroom—also updated—offers flexibility for guests, a home office, or a roommate. Both bedrooms include large closets/built-ins. A full 4-piece bathroom and in-suite laundry add to the everyday convenience. Step outside to a large, north-facing deck—ideal for morning coffee or evening relaxation. The unit also boasts in-suite storage, plus additional storage near the underground parking area. One secure, heated underground parking stall is included. Located just steps from Connaught Park's off-leash area, trendy shops on 11th Street, and all the amenities of 17th Avenue, this pet-friendly, quiet concrete building is exceptionally well managed. This is a rare opportunity to own a stylish,



well-appointed home in a prime location.

Built in 1979

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2224317          |
| Price          | \$349,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 997               |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 505, 1208 14 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0V9                |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Storage |
| Parking Spaces | 1                                              |
| Parking        | Stall, Underground                             |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Soaking Tub                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                               |
| Cooling           | None                                                                                 |
| # of Stories      | 8                                                                                    |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 20             |
| Zoning         | CC-MHX         |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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