

# \$349,900 - 305, 317 14 Avenue Sw, Calgary

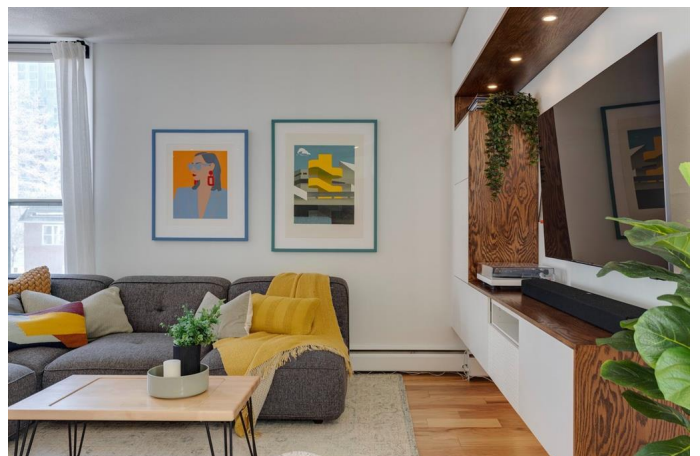
MLS® #A2199423

**\$349,900**

2 Bedroom, 1.00 Bathroom, 812 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Fully & completely RENOVATED with a true designer's eye! This space has been modernized and maximized for today's urban lifestyle. Thoughtful details abound throughout the space, from built-in storage to stylish light fixtures. This CORNER UNIT has south and east exposure for great daytime light. The adorable balcony comes complete with BBQ and bistro set with its own custom storage box :) The kitchen is a true show-stopper with stainless steel appliances including custom-panelled dishwasher, fresh white cabinetry, pot lights, quartz counters, subway tile, undermount double sinks, plenty of drawers and space for four barstools at the island. Sneaky side pantry has extra-deep drawers! Imagine lounging and entertaining friends in the living room with included entertainment unit. Pour them a drink from the custom built-in bar with even more storage and style - the gorgeous hardwood flooring is used as a design feature on the wall to bring extra warmth! Primary suite has custom-designed headboard wall and closet with excellent organization. Second bedroom can make a great home office, guest room or baby room! Full bathroom was fully gutted and has floating vanity with drawer storage, full-height tiling, new tub & surround, quartz counters & great lighting. Shoe cabinet at front door plus nearby coat closet makes life convenient. Full-sized in-suite laundry with built-in drying rack and included freezer - rare in a condo! Underground titled parking and a storage



locker are all included with this suite. This is NOT a post-tension building so you can sleep easy with no mortgage restrictions and great resale value! This location has a WALK SCORE OF 98! And bike score of 96! Enjoy the best of what Calgary has to offer right outside your door - trendy shops, breweries, cocktail bars, food hall & restaurants on 1 St SW; Haultain Park & Central Memorial Park just a block away; MNP rec centre in walking distance; Elbow River parks & pathways; Mission; Saddledome; Stampede Grounds and of course, you can walk to work! THIS is what YYC has to offer - affordable, stylish condo living in a dream location!

Built in 1970

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2199423          |
| Price          | \$349,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 812               |
| Acres          | 0.00              |
| Year Built     | 1970              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 305, 317 14 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0M4               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Coin Laundry, Garbage Chute |
| Parking Spaces | 1  |
| Parking        | Underground, Parkade   |
| # of Garages   | 1  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Elevator |
| Appliances        | Bar Fridge, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings                                      |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 7  |

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2025 |
| Days on Market | 5               |
| Zoning         | CC-MH           |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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