# \$287,500 - 403, 317 14 Avenue Sw, Calgary

MLS® #A2207064

## \$287,500

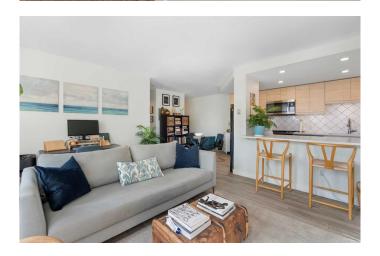
1 Bedroom, 1.00 Bathroom, 623 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

OPEN HOUSE Saturday May 3rd 3-5pm -Fully renovated and fully furnished 1 bedroom 1 bath in a charming boutique building. This immaculate home is minutes away from 17th Ave, Mission and the Downtown core so the location couldn't be better! This unit is light and bright, contemporary and move-in ready. Vinyl plank throughout, with on trend cabinetry, custom doors, and quartz countertops. The entry is private with a full-sized closet and in-suite laundry. A designated dining area leads you to a large living room with views of the Calgary tower. The kitchen features a functional and spacious eating bar, stainless steel appliances and plenty of storage. The bedroom has a closet the length of the room and the 3-piece bathroom has custom tile work, a large sink and vanity with storage. The deck is perfectly positioned overlooking the tennis courts and Memorial Park. This building is well managed, with no post tension cable, titled underground parking and storage. It is safe and secure with cameras and fobs required to enter the building and elevator with a separate key to parking. Proximity is unbeatable to 17th Ave, and 4th Street. Walk to work and thrive in this affordable, stylish, fully furnished, fully renovated ideally located, place to call home.







Built in 1970

#### **Essential Information**

MLS® # A2207064 Price \$287,500

1

Bedrooms

Bathrooms 1.00

Full Baths 1

Square Footage 623

Acres 0.00

Year Built 1970

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 403, 317 14 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta

Postal Code T2R0M4

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Secured Parking, Storage, Garbage Chute,

Laundry

Parking Spaces 1

Parking Heated Garage, Parkade, Underground, Secured

# of Garages 1

#### Interior

Interior Features Closet Organizers, No Animal Home, Open Floorplan, See Remarks,

Storage

Appliances Dishwasher, Oven, Refrigerator, Washer/Dryer, Window Coverings

Heating Baseboard, Natural Gas

Cooling None

# of Stories 7

Basement None

#### **Exterior**

Exterior Features Balcony

Construction Brick, Concrete
Foundation Poured Concrete

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 27

Zoning CC-MH

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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