

\$250,000 - 202, 605 14 Avenue Sw, Calgary

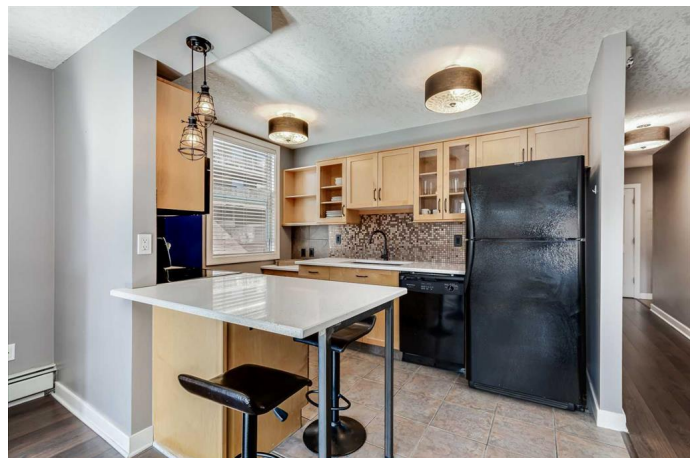
MLS® #A2207679

\$250,000

1 Bedroom, 1.00 Bathroom, 614 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

UNBEATABLE VALUE IN THIS 1-BED WELL-TAKEN CARE OF CONDO W/ PARKING IN BELTLINE - STEPS TO 17TH AVE! **Seller is happy to include all furnishings** With over 600 sqft, this condo offers THE BEST VALUE in Beltline and all of the features that you could need including in-suite laundry, parking, storage & a sunny South facing balconyâ€”all in a prime location. Welcome to #202 at The Avenue â€” a beautifully maintained 1-bed, 1-bath condo surrounded by Beltlineâ€™s best amenities where you get walkable access to Beau Lieu Gardens, 17th Ave, & the Stampede Grounds! Step inside to a bright well-designed open-concept floor plan. The galley-style kitchen is open to the living room and features maple cabinetry, Quartz counters, a mosaic tile backsplash, and a peninsula island with bar seating â€” perfect for casual dining or entertaining. The spacious living area comfortably fits a full-sized couch and media setup, and flows seamlessly to your private South-facing balcony where you can sit & enjoy your morning coffee! The bedroom easily fits a queen-sized bed, & includes a double closet, plus large window for natural light. The 4PC bathroom offers a full tub/shower combo, and thereâ€™s also in-suite laundry conveniently tucked away. To finish off the unit is an assigned parking stall (#30) & an assigned storage locker (#2) for all of your large storage items like seasonal decor or sports equipment. The Avenue is a



well-managed building located just off 14th Ave, which means you're a short walk to the BEAUTIFUL Beaulieu Gardens, 17th Ave's restaurants & nightlife, Mission's cafés, 4th Street shops, the Stampede Grounds & much more. Plus you get access to all the best amenities Calgary has to offer through a short walk or drive, or you can hop on the LRT rail which offers free fare downtown. You are also well-connected to the rest of the city through several major roadways including 17th Ave, Macleod Trail, and 14th St. Jumping in the car: Airport is a 21 min drive (18.8KM), & Banff is a 1 hr 24 min drive (126KM).

Built in 1968

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2207679 |
| Price | \$250,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 614 |
| Acres | 0.00 |
| Year Built | 1968 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 202, 605 14 Avenue Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2R 0M9 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 6 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Roof | Tar/Gravel |
| Construction | Brick, Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 10 |
| Zoning | CC-MH |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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