

# \$299,900 - 506, 812 14 Avenue Sw, Calgary

MLS® #A2209771

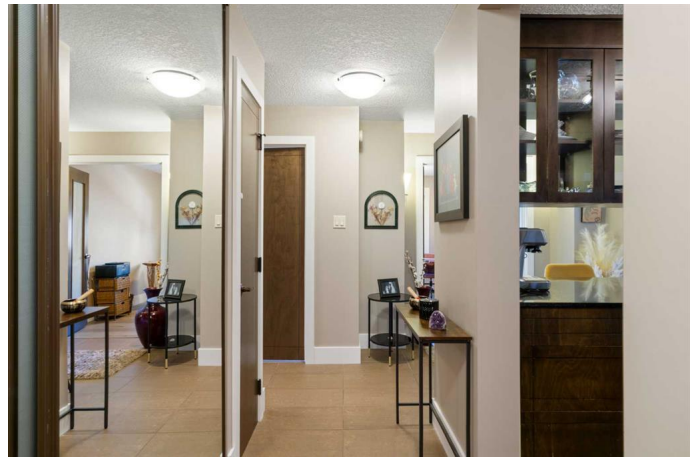
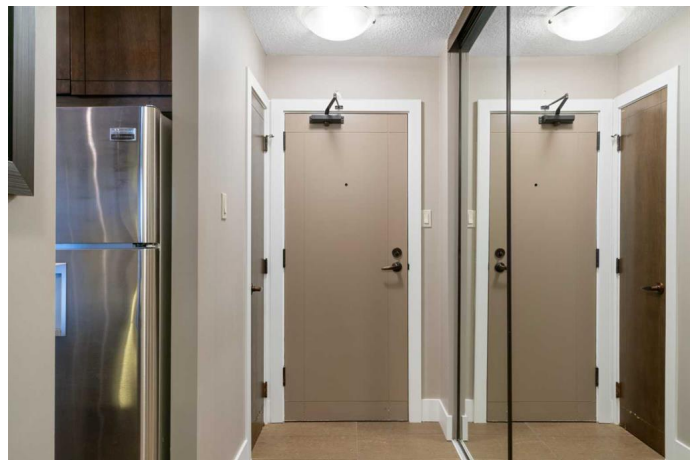
**\$299,900**

2 Bedroom, 1.00 Bathroom, 767 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to the ultimate example of urban living in the heart of Calgary's vibrant Beltline. This renovated 2-bedroom condo isn't just a home – it's a lifestyle. Whether you're an investor seeking short-term rental potential or a buyer who craves inner-city energy, this property delivers on every front. Step inside and feel the natural light pour through oversized windows, dancing across the open-concept floor plan. The kitchen is sleek and sophisticated – finished with rich dark cabinetry, polished granite countertops, and stainless steel appliances that elevate your everyday life. Hosting friends? There's space for a full dining setup, perfect for everything from wine nights to Sunday brunch. The living room? Versatile, spacious, and ready for your vibe – lounge, entertain, work from home – the layout adapts to your lifestyle. Notice the trendy and durable LVP flooring in the living room and bedrooms. When it's time to unwind, step out onto your private balcony and take in sweeping views of Calgary's downtown skyline. The primary bedroom is oversized and stylish, offering serious closet space and room to relax. The second bedroom makes the perfect guest suite, cozy office, or creative den. A fully updated 4-piece bathroom featuring granite countertops and a luxurious soaker tub. An in-suite laundry, and a dedicated laundry room round out the home with function and ease. This building takes it up another level – literally. Head up to the



rooftop patio and soak up some sunshine and incredible city views. Or work up a sweat in the well-equipped fitness facility. Two common-use patios mean extra room to relax, socialize, or soak up the sun. The location? Prime. Just steps from restaurants, boutique shops, parks, and everything downtown Calgary has to offer. And yes – short-term rentals are allowed here, making this a rare investment opportunity in one of the city’s most walkable, in-demand communities. Whether you're buying your first place, building your portfolio, or looking for that stylish city retreat – this is where your next chapter begins. Book your private showing today – this one won’t last.

Built in 1977

**Essential Information**

MLS® #	A2209771
Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	767
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	506, 812 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0N6

## Amenities

Amenities	Elevator(s), Fitness Center, Secured Parking, Trash, Roof Deck
Parking Spaces	1
Parking	Parkade, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	7

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

## Additional Information

Date Listed	April 10th, 2025
Days on Market	4
Zoning	CC-MH

## Listing Details

Listing Office	Royal LePage Benchmark
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