

# \$299,900 - 703, 812 14 Avenue Sw, Calgary

MLS® #A2208794

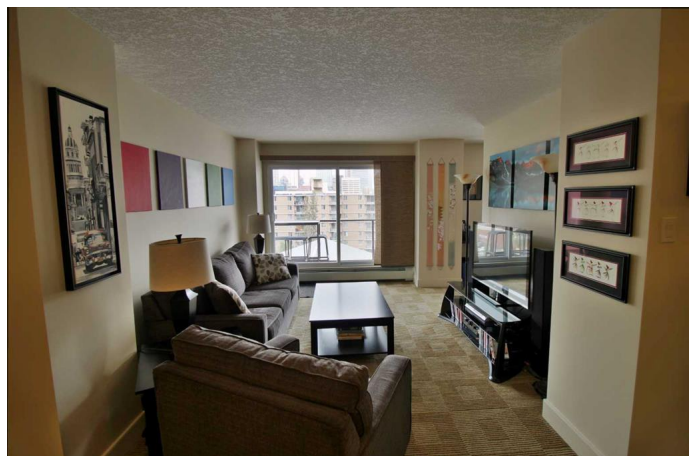
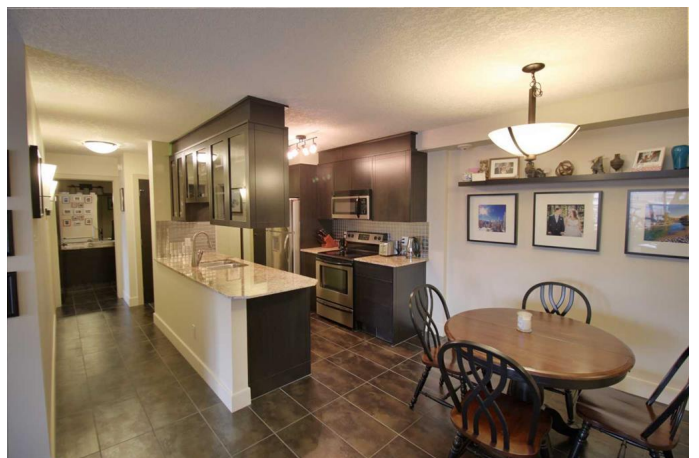
**\$299,900**

2 Bedroom, 1.00 Bathroom, 759 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

WELCOME TO THE PH03 PENTHOUSE AT THE EIGHTWELVE in the Beltline, just blocks to the downtown core!! This large 830 sqft (builders size), (759 sqft RMS) two bedroom luxury condo has UNOBSTRUCTED CITY SKYLINE VIEWS, with a north facing balcony with BBQ. THE ULTIMATE DOG LOVERS INNER CITY CONDO BUILDING WITH A PRIVATE DOG RUN!! Lots of natural light. The 812 is a remarkable condo conversion, completed in 2009. A very unique opportunity, resale units in this building are rarely ever listed on the MLS. Concrete building, high end contemporary finishing, stainless appliances, granite counters, solid wood doors, custom hardwood flooring, solid wood custom cabinets, upgraded tap, lighting and hardware fixtures. In-suite laundry & storage, titled covered/heated & street permit parking. Common rooftop furnished BBQ patio area with skyline views. Common workout room, and owner lounge. CMHC INSURED building with low 5% down payment option. Shows 10/10, no expense spared, recently painted, beautiful common areas, hallways and front entrance. Book your private showing today. PRICED FOR A QUICK SALE, INNER CITY PRICES ARE GOING UP!! Value priced at \$299,900. Amazing central Beltline location off 17th Ave, 100 walk score, too many amenities in the area to mention, #703 812 14th Ave SW. Vacant and available for quick possession, CONDO FEES INCLUDE HEAT AND WATER!!



Built in 1977

## Essential Information

MLS® #	A2208794
Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	759
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

## Community Information

Address	703, 812 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0N6

## Amenities

Amenities	Elevator(s), Parking, Trash, Visitor Parking, Dog Run, Fitness Center, Roof Deck, Recreation Room, Secured Parking
Parking Spaces	1
Parking	Off Street, Titled, Underground, Covered, Parkade
# of Garages	1

## Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Recreation Facilities
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	7

Basement                      None

**Exterior**

Exterior Features    Balcony, Courtyard, Dog Run  
Roof                      Asphalt/Gravel  
Construction           Concrete  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 4th, 2025  
Days on Market        73  
Zoning                    CC-MH

**Listing Details**

Listing Office            RE/MAX Landan Real Estate

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