

# \$249,900 - 403, 1334 14 Avenue Sw, Calgary

MLS® #A2257904

**\$249,900**

1 Bedroom, 1.00 Bathroom, 757 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

You will be captivated by this spacious and bright one-bedroom home in the desirable Beltline. Unlike most comparable units, this large floor plan offers a truly impressive amount of space, perfect for entertaining or a quiet night in. The impeccably maintained home features a beautifully updated kitchen with granite countertops and stainless steel appliances. The massive primary bedroom will easily hold all of your furniture, and a large walk-in closet provides plenty of storage. You'll love the sunny south-facing balcony, which offers a perfect place to relax while overlooking the vibrant city. Additional features include a dedicated dining area with floor to ceiling mirrors, in-suite laundry, a separate storage locker, and a dedicated covered parking stall to protect your car from the elements. This home is situated in a quiet, well-managed concrete building with a healthy reserve fund. With heat and water included in your condo fees, inner-city living has never been easier. Located just three blocks from trendy 17th Avenue, you'll be able to walk to all of the area's best restaurants, shops, and coffee spots.

Built in 1979

## Essential Information

MLS® #                   A2257904

Price                     \$249,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	757
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	403, 1334 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0W2

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Snow Removal, Storage, Trash, Garbage Chute
Parking Spaces	1
Parking	Assigned, Covered, Off Street

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, None, See Remarks
# of Stories	9

### **Exterior**

Exterior Features	Balcony
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Lot Description	Back Lane
Roof	Asphalt
Construction	Brick, Concrete

### **Additional Information**

Date Listed	September 18th, 2025
Zoning	CC-MH

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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