

\$255,000 - 606, 537 14 Avenue Sw, Calgary

MLS® #A2070095

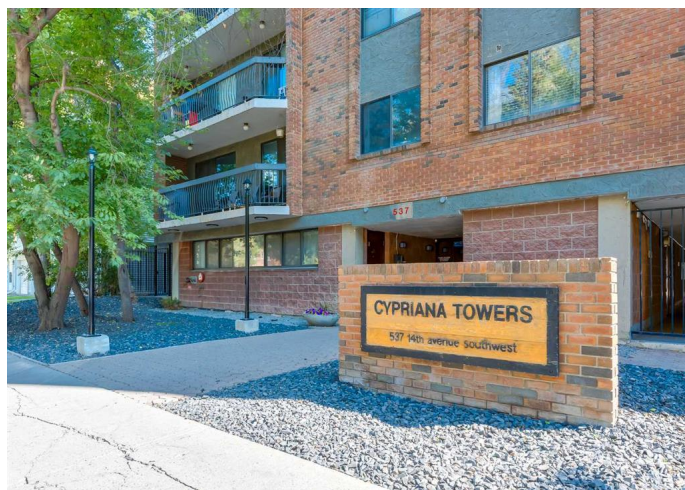
\$255,000

2 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

BACK ON THE MARKET DUE TO FINANCING Welcome to this **âœpaw-someâœ** SUB-PENTHOUSE pad in Cypriana Tower located in the heart of the Beltline. Yes.. you read that right - PETS (including DOGS) are welcome with board approval because we know that pets make the best roommates. This 2 bedroom/2 bathroom CORNER END UNIT offers just under 1000SQFT OF LIVING SPACE and is perfectly resides on the SOUTH AND WEST side of the building (you will be graced with tons of natural light year-round). Situated on a quiet street, this gem is only steps away from the electric energy of 17th Ave where you will find an array of trendy shops, great dining experiences and exciting entertainment options **âœ** youTMll never run out of things to do. DonTMt worry, when it is time to unwind, you can escape to the sauna (on the main floor) or the ROOFTOP PATIO sanctuary, boasting an awe-inspiring 365-degree views of downtown Calgary (this is what truly sets this residence apart from the rest)! The rooftop patio is a space perfect for quiet reflection, hosting gatherings or even embracing your green thumb in the communal garden. Moving inside the unit, this FRESHLY PAINTED condo has 2 generously-sized bedrooms each with NEWLY INSTALLED CARPETING. Did I mention that the primary bedroom has its OWN ENSUITE? Proceeding down the hallway, you will see this condo offers the convenience of its own LAUNDRY ROOM within the unit (complete



with a FULL-SIZED WASHER and DRYER). At the heart of the condo you will see the main living area is not only VERY SPACIOUS (think full-sized furniture) but it also offers a ton of versatility (i.e. dining room can easily double as a home office). The focal point of this amazing space is the gas fireplace with floor-to-ceiling brick surround. This cozy fireplace will definitely create a warm and inviting atmosphere perfect for relaxation and socializing. The kitchen is quite functional with dual accessibility and a full set of appliances (including dishwasher). Embrace the outdoors with ease as the balcony, accessible from both the 2nd bedroom and living room invites you to host intimate BBQs or enjoy your morning coffee served with a side of fresh air. A full bathroom and ample closet spaces completes this condo. Worried about parking? Those worries will quickly melt away as this unit comes with its own UNDERGROUND PARKING STALL in a secured parkade (added bonus—you have the potential to add a storage unit at the back of your park stall with lots of room to spare to park). With diligent building management, a very healthy reserve fund and a building of friendly neighbours you can't ask for much more. This property caters to a wide range of lifestyles, from seasoned investors looking to expand their real estate portfolio to 1st time home buyers and those seeking to downsize without compromising on space. Contact your favourite agent today! Don't let this unique opportunity slip away.

Built in 1979

Essential Information

MLS® #	A2070095
Price	\$255,000
Sold Price	\$246,000

Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	963
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	606, 537 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0M7

Amenities

Amenities	Elevator(s), Other, Parking, Picnic Area, Roof Deck, Trash
Parking Spaces	1
Parking	Assigned, Enclosed, Garage Door Opener, Heated Garage, On Street, Parkade, Secured, Stall, Underground

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	7

Exterior

Exterior Features	Other
-------------------	-------

Roof	Tar/Gravel
Construction	Brick, Concrete

Additional Information

Date Listed	August 3rd, 2023
Date Sold	November 27th, 2023
Days on Market	116
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.