

\$286,000 - 303, 812 14 Avenue Sw, Calgary

MLS® #A2105097

\$286,000

2 Bedroom, 1.00 Bathroom, 763 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Prime investment opportunity! Welcome to the coveted EightTwelve building in the heart of the vibrant Beltline community. This building is AirBnB/Short Term rental friendly to capitalize on the lucrative rental market. Owner occupied and has been meticulously maintained and updated recently with new flooring, lighting, and freshly painted. Open kitchen with rich espresso cabinetry, granite counters, stainless steel appliances and tile mosaic backsplash. Large living room flooded with natural light by the sliding doors leading out to the large private balcony leading the massive open common patio! Good sized master bedroom with large walk-in closet and built in organizers. Another open 2nd bedroom/den that gives you flexibility in your lifestyle and needs. Well appointed bathroom with tile flooring, granite counters, vessel sink, and soaker tub. Convenient in-suite laundry room and titled underground parking stall included with this great unit. Building is well managed and features a fitness facility/gym, 3rd floor terrace level, and an amazing rooftop patio with breathtaking views of the downtown skyline! Great spot to chill with friends on those long summer nights. Unbeatable location on a quieter street but steps to all the trendy eateries, pubs, and shopping in the area!

Built in 1977

Essential Information



MLS® #	A2105097
Price	\$286,000
Sold Price	\$305,600
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	763
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	303, 812 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0N6

Amenities

Amenities	Bicycle Storage, Fitness Center, Parking, Picnic Area, Roof Deck, Secured Parking, Storage
Parking Spaces	1
Parking	Alley Access, Parkade, Secured, Titled, Underground

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	7

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel

Construction Brick, Concrete

Additional Information

Date Listed February 15th, 2024
Date Sold February 29th, 2024
Days on Market 14
Zoning CC-MH
HOA Fees 0.00

Listing Details

Listing Office Real Broker

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