

\$365,000 - 404, 1001 14 Avenue Sw, Calgary

MLS® #A2109693

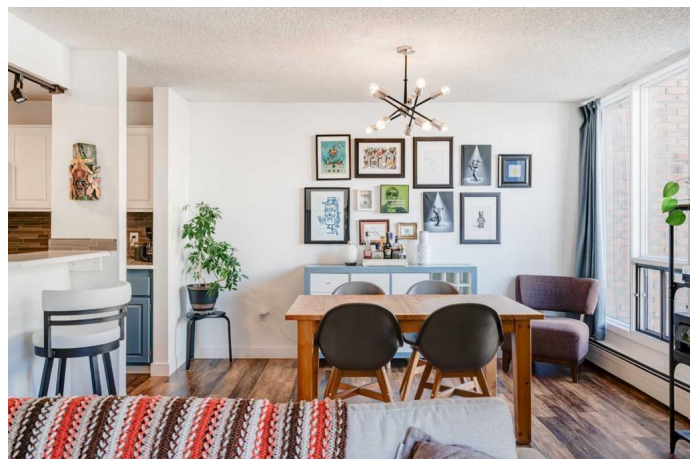
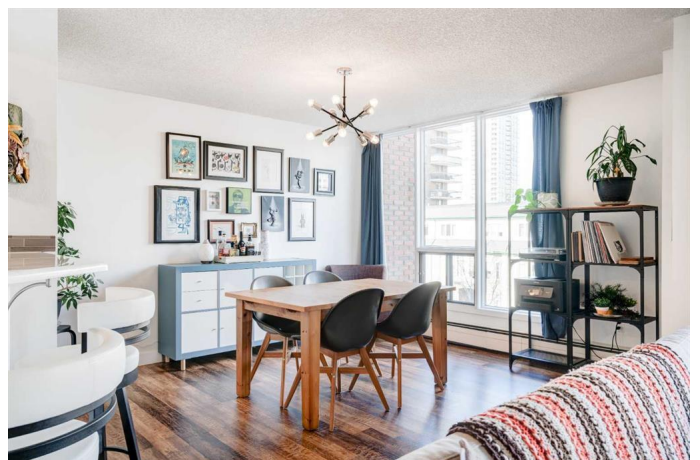
\$365,000

2 Bedroom, 2.00 Bathroom, 1,149 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this beautiful 2 bed/2 bath unit in the coveted Cozart building in the heart of the Beltline! As soon as you enter the building you will notice the pride of ownership in the lobby sitting area and common areas. This unit is incredibly clean, spacious, updated, and spans almost 1,200 square feet with a large covered balcony and city views. The layout is open and functional, with a good sized kitchen which opens to the dining and living space, with plenty of natural light thanks to the large windows and patio door. Beautiful ridged vinyl plank flooring installed throughout providing a rich contrast to the light coloured walls; adding to the brightness of the space. The kitchen has seen numerous updates including stainless steel appliances and an induction stove, track lighting, tile backsplash, refreshed cabinetry, and quartz counter tops. The seamless flow between the kitchen, dining and living room make it a comfortable space for entertaining. On the other side of the unit are the two bedrooms. The hall leading into the primary bedroom is flanked with closet space for all your storage needs. The 3 piece primary ensuite includes a large vanity, updated lighting, and large tiled walk in shower. The second 4 piece bathroom is located conveniently near the secondary bedroom, which also has been newly updated with fresh paint, lighting, mirror, countertops and flooring. The laundry room is set up with a side by side washer/dryer and has additional storage space. Other notable items - almost all light



fixtures have been changed for LED lights (2019), central A/C (new in 2022), assigned underground parking and assigned storage on the main floor are included. The building is extremely secure and the amenities are plentiful with a large (recently renovated) party room & kitchen with its own dedicated outdoor space with a communal garden for owners! The roof top patio/sky lounge/sun room has spectacular city views and is both useful space in the winter and summer. The parkade is heated, secured and houses a car wash and lastly there is visitor parking available at the back of the building. Centrally located with a walk score of 99, everything you need is only steps away. Don't miss this opportunity to own this wonderful condo in Cozart!

Built in 1981

Essential Information

MLS® #	A2109693
Price	\$365,000
Sold Price	\$364,300
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,149
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	404, 1001 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2R 1L2

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Roof Deck, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan, Quartz Counters, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	11

Exterior

Exterior Features	Barbecue, Garden
Roof	Membrane
Construction	Brick, Concrete
Foundation	Slab

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 1st, 2024
Days on Market	7
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	Charles
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