

# \$194,900 - 407, 340 14 Avenue Sw, Calgary

MLS® #A2118964

**\$194,900**

1 Bedroom, 1.00 Bathroom, 510 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

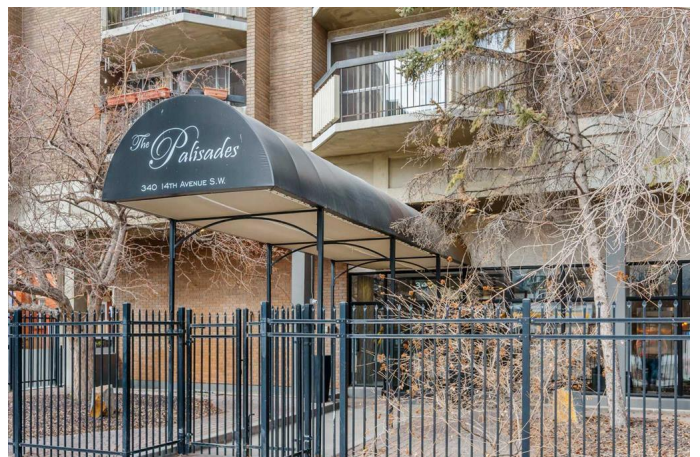
Situated in the FABULOUS BELT LINE INNER CITY NEIGHBOURHOOD, this bright 4TH FLOOR UNIT has a coveted SOUTH EXPOSURE BALCONY! Beautiful and spacious open floor plan, this condo is a fantastic LOW PRICE opportunity for the first time home buyer, empty nester or investor alike! Offering one great sized bedroom, FOUR PIECE BATH, SPACIOUS KITCHEN with AMPLE CUPBOARD SPACE AND COUNTER PREP AREA, DINING AREA & INSUITE STORAGE! Beautiful LAMINATE FLOORING lends to a clean and modern design. Relax and unwind in the bright and spacious living area or enjoy a meal AL FRESCO ON YOUR COVERED BALCONY! Feel safe and secure in this concrete building that offers AMAZING AMENITIES such as ELEVATORS, a SALT WATER POOL, SAUNA, EXERCISE ROOM and 1 ASSIGNED PARKING STALL! Walk to TRENDY 4TH STREET SHOPS AND RESTAURANTS or take in the NATURAL PARKS that surround the area just steps away from your door! Make this your home and enjoy all that CALGARY'S DOWNTOWN has to offer your vibrant lifestyle. Come see.....

Built in 1972

## Essential Information

MLS® #                      A2118964

Price                        \$194,900



|                |             |
|----------------|-------------|
| Sold Price     | \$187,500   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 510         |
| Acres          | 0.00        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 407, 340 14 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 1H4               |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Indoor Pool, Laundry, Parking, Sauna, Visitor Parking |
| Parking Spaces | 1                                                                                  |
| Parking        | Assigned, Parkade, Stall                                                           |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks               |
| Appliances        | Electric Range, Range Hood, Refrigerator, Window Coverings |
| Heating           | Hot Water, Natural Gas                                     |
| Cooling           | None                                                       |
| # of Stories      | 8                                                          |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Playground, Private Entrance, Private Yard |
| Roof              | Clay Tile                                  |
| Construction      | Brick, Stucco                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 4th, 2024  |
| Date Sold      | April 26th, 2024 |
| Days on Market | 22               |
| Zoning         | CC-COR           |
| HOA Fees       | 0.00             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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