

\$309,900 - 702, 733 14 Avenue Sw, Calgary

MLS® #A2126367

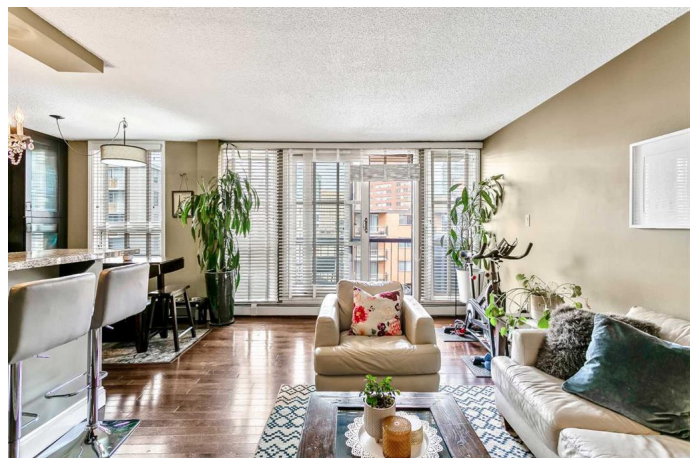
\$309,900

2 Bedroom, 1.00 Bathroom, 820 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover urban living at its finest in this charming, updated and well maintained 2-bedroom, 1-bathroom condo located in the heart of downtown. Rarely do you come across the pairing this unit offers of inner-city lifestyle with the features and feeling of a home. This 820 sqft unit boasts a practical layout, complemented by modern finishes, including granite countertops, hardwood floors, and an abundance of kitchen cabinetry designed to maximize space and efficiency (more than enough space to store a Costco grocery haul plus the mixer, the air fryer and more!).The kitchen also features a new microwave, updated backsplash. A raised breakfast bar with a built-in wine cabinet(ideal layout for entertaining) and more storage options than typically expected in a inner city condo. The open-concept living area, with a north-facing balcony, presents a serene view of the downtown skyline, ensuring bright, sunny mornings and cool, shaded afternoons. Loads of natural light pours through the floor to ceiling windows. Perfect for young professionals, couples, or investors interested in rental income, this condo meets all needs with its Spacious bedrooms (Primary large enough to house a king size bed plus additional furniture),oversized closets, large 4 piece bath with updated sink, plenty of storage and counter space and an efficient and space saving combination WASHER/DRYER IN UNIT (located in the dedicated laundry closet feat additional storage space for cleaning



supplies etc.) stall parking behind the building, and a GYM LOCATED IN THE BUILDING. Additionally, the building/condo community within the building is noted for its quiet, well-maintained environment and is VERY WELCOMING TO PETS (restrictions only noted upon board approval), enhancing its appeal. Situated in the heart of a trendy downtown area, the location offers an unparalleled lifestyle with easy access to work, BEAULIEU GARDENS PARK ACROSS THE STREET (one of few units with a full view of the park across), and the vibrant scene of boutique shops and restaurants nearby. Public transit is readily available with both bus route and numerous C-Train stations close by. Every amenity you could need is only a few steps away. Beyond the storage offered in the unit this unit also comes with a assigned STORAGE LOCKER separate from the unit and the building also offers a coin operated laundry room in the building for owners use. CONDO FEES INCLUDE ALL UTILITIES. Price-wise, this condo represents incredible value, making it a smart choice for those looking to invest in a vibrant Calgary neighborhood. Embrace the opportunity to live or invest in a property where convenience meets style in the thriving heart of Calgary. Don't miss out on making this ideal condo your new home or investment.

Built in 1967

Essential Information

MLS® #	A2126367
Price	\$309,900
Sold Price	\$330,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	820

Acres	0.00
Year Built	1967
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	702, 733 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0N3

Amenities

Amenities	Coin Laundry, Elevator(s), Fitness Center, Laundry, Parking
Parking Spaces	1
Parking	Carport, Parkade, Stall

Interior

Interior Features	Breakfast Bar, Elevator, Granite Counters, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	16

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 10th, 2024
Days on Market	14
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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