

# \$299,900 - 202, 812 14 Avenue Sw, Calgary

MLS® #A2163413

**\$299,900**

2 Bedroom, 1.00 Bathroom, 739 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Open House Cancelled Investors, first-time buyers, and inner-city dwellers, why rent when you can own a unit in the attractive Eighttwelve building in the Beltline? Here is your opportunity to own this remarkable, renovated, modern 2-bedroom unit located within walking distance of 17th Ave, both the Elbow and Bow Rivers, and the nightlife of downtown Calgary. It's just seconds from the popular restaurant scene and the trendy shops, pubs, and restaurants of the downtown core, and also offers easy access to the mountains located on the west end of the city. This modern and stylish open-concept unit features a kitchen with stainless steel appliances, beautiful ceramic mosaic tiles, granite countertops, and a built-in wine fridge—ideal for entertaining. Stunning, upgraded laminate flooring runs throughout most of the unit, complementing the spacious master bedroom, additional second bedroom, in-suite laundry, and private balcony. Commute with ease by walking to work or using the convenient public transit options. This unit also comes with an amazing covered titled parking stall located right by the unit's main door, offering fantastic convenience for unloading groceries, children, or moving. It's perfect as your first home or as an investment property. Call to book your viewing today!

Built in 1977

## Essential Information



MLS® #	A2163413
Price	\$299,900
Sold Price	\$292,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	739
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

### Community Information

Address	202, 812 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E0C4

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Roof Deck, Snow Removal, Trash
Parking Spaces	1
Parking	Parkade, Stall, Titled

### Interior

Interior Features	Granite Counters, No Smoking Home, Open Floorplan, Storage
Appliances	Bar Fridge, Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	7

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

### Additional Information

Date Listed	September 6th, 2024
Date Sold	October 5th, 2024
Days on Market	29
Zoning	CC-MH
HOA Fees	0.00

**Listing Details**

Listing Office          Charles

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