# \$322,900 - 604, 605 14 Avenue Sw, Calgary

MLS® #A2219850

#### \$322,900

2 Bedroom, 1.00 Bathroom, 833 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this wonderful 2 bedroom top floor end unit in The Avenue, the best unit in the building! Featuring downtown views and a concrete building in the heart of the Beltline, with assigned parking and in-suite laundry. The entire unit has been freshly painted and has newer high quality carpet, and features 833 square feet of living space. The balcony affords wonderful downtown views and extends the living space providing generous light during the day and a downtown light show at night. A well laid out kitchen with a separate eating area, in-suite laundry, a full bathroom, and a defined, separate front entrance with a closet completes the general living space. Two spacious bedrooms with good sized windows are nicely located in the floor plan, affording privacy and a quiet location in the unit. Comes with one assigned parking stall, and a storage locker. This is a fantastic opportunity to own or invest in a rental property, in the premier location in this building within walking distance to downtown, all the amenities of 17th Avenue, and the quiet enjoyment of an adult only concrete building.







Built in 1968

#### **Essential Information**

MLS® #	A2219850
Price	\$322,900
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	833
Acres	0.00
Year Built	1968
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

# **Community Information**

Address	604, 605 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0M9

### Amenities

Amenities	Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Stall, Parkade

# Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	6

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

#### **Additional Information**

Date ListedMay 24th, 2025Days on Market49

#### **Listing Details**

Listing Office Royal LePage Benchmark

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