

# \$439,900 - 505, 1001 14 Avenue Sw, Calgary

MLS® #A2257757

**\$439,900**

2 Bedroom, 2.00 Bathroom, 1,291 sqft

Residential on 0.00 Acres

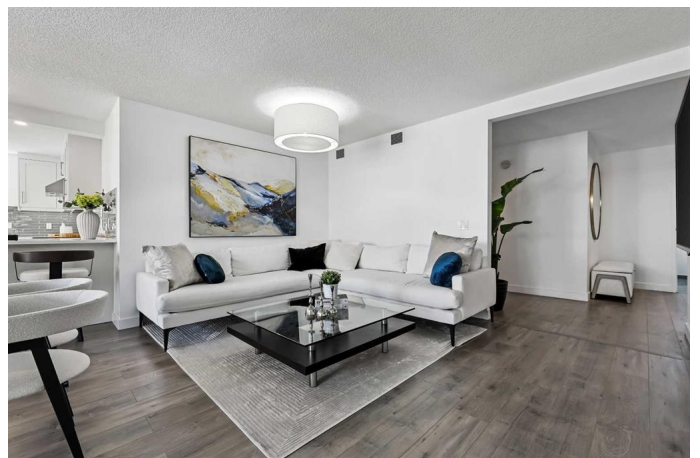
Beltline, Calgary, Alberta

Welcome to The Cozart - 2 Bedrooms, 2 Full Bathrooms.

A well-managed, concrete building in Calgary's Beltline, just a few blocks from vibrant 17th Avenue's restaurants, shops, and cafés. This north-facing corner home, just shy of 1,300 sq. ft., offers an airy open concept that seamlessly connects the living room, dining room, U-shaped kitchen, a versatile nook (currently used as an office), and a balcony to wind down.

The spacious, highly functional kitchen impresses with generous storage, quartz counters, a sligranit double-bowl sink, an island, and updated appliances including an induction stove. The king-sized primary suite is filled with natural light and features a generous closet and a beautiful 4-piece ensuite with double vanity, walk-in shower, and standalone tub. Primary suite is prepped for a TV with a cable & power outlet on the wall. The second bedroom easily fits a queen and has a large closet, with a 3-piece bath conveniently located across the hall.

Thoughtful storage is everywhere, walk-in pantry, linen closet, in-suite laundry with cabinets and a coat rack—plus assigned main-floor storage. Contemporary finishes throughout include quartz counters, laminate flooring, stylish tile, and fresh paint. Parking is a breeze with assigned underground heated parking. Building amenities include a fitness



room, party room, sky room, and car wash bay.

Don't miss your opportunity to call this bright, spacious 2-bed/2-bath corner condo home. Schedule your private viewing today.

Built in 1981

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2257757          |
| Price          | \$439,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,291             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 505, 1001 14 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 1L2                |

**Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Fitness Center, Party Room, Car Wash, Roof Deck |
| Parking Spaces | 1                                               |
| Parking        | Stall, Underground                              |

**Interior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s) |
|-------------------|-----------------------------------------------------------------------------|

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator |
| Heating      | Baseboard                                                                                                    |
| Cooling      | Central Air                                                                                                  |
| # of Stories | 11                                                                                                           |
| Basement     | None                                                                                                         |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Rolled/Hot Mop  |
| Construction      | Brick, Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 31                   |
| Zoning         | CC-MH                |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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