

# \$309,000 - 604, 605 14 Avenue Sw, Calgary

MLS® #A2219850

**\$309,000**

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.

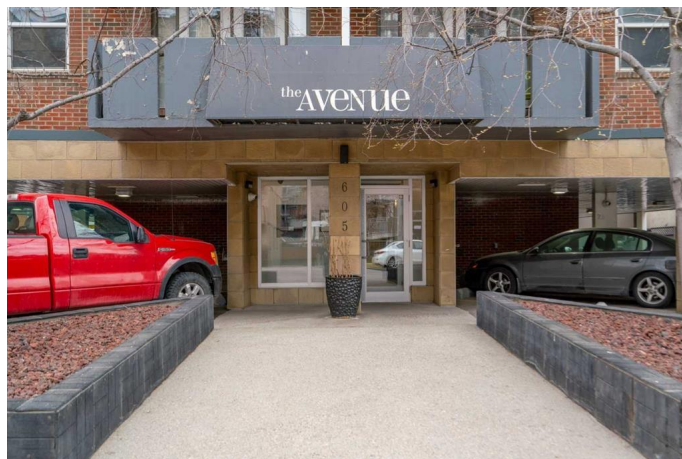
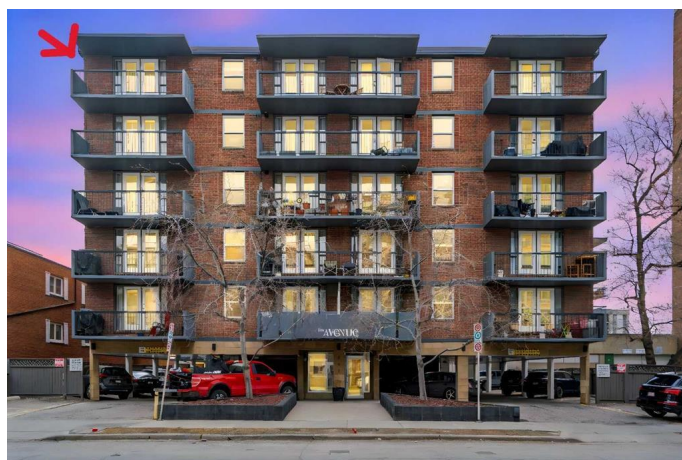
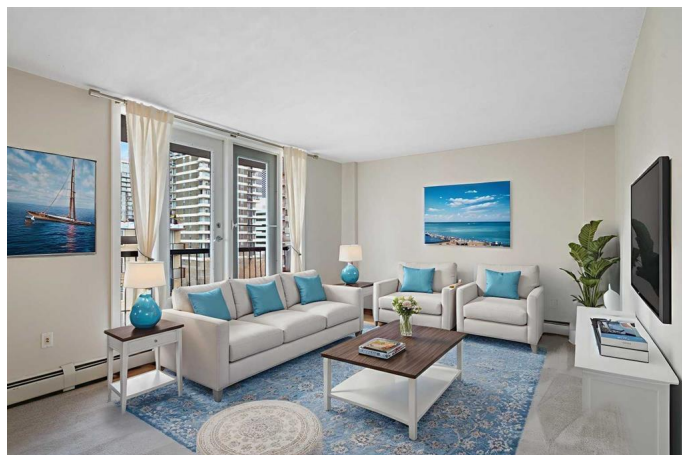
Built in 1968

## Essential Information

MLS® # A2219850

Price \$309,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	833
Acres	0.00
Year Built	1968
Type	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	Parkade, Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Laminate Counters
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 Listed	May 24th, 2025
Days on Market	66

Zoning

CC-MH

## **Listing Details**

Listing Office

Royal LePage Benchmark

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