

\$250,000 - 202, 605 14 Avenue Sw, Calgary

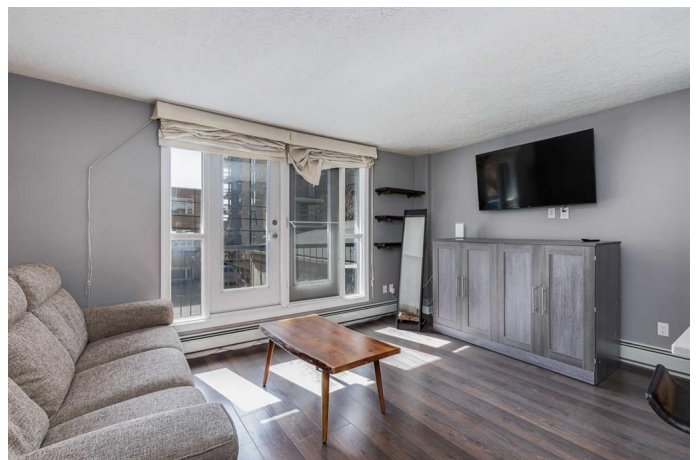
MLS® #A2207679

\$250,000

1 Bedroom, 1.00 Bathroom, 614 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

UNBEATABLE VALUE IN THIS 1-BED WELL-TAKEN CARE OF CONDO W/ PARKING IN BELTLINE - STEPS TO 17TH AVE! **Seller is happy to include all furnishings** With over 600 sqft, this condo offers THE BEST VALUE in Beltline and all of the features that you could need including in-suite laundry, parking, storage & a sunny South facing balcony—all in a prime location. Welcome to #202 at The Avenue — a beautifully maintained 1-bed, 1-bath condo surrounded by Beltline’s best amenities where you get walkable access to Beau Lieu Gardens, 17th Ave, & the Stampede Grounds! Step inside to a bright well-designed open-concept floor plan. The galley-style kitchen is open to the living room and features maple cabinetry, Quartz counters, a mosaic tile backsplash, and a peninsula island with bar seating — perfect for casual dining or entertaining. The spacious living area comfortably fits a full-sized couch and media setup, and flows seamlessly to your private South-facing balcony where you can sit & enjoy your morning coffee! The bedroom easily fits a queen-sized bed, & includes a double closet, plus large window for natural light. The 4PC bathroom offers a full tub/shower combo, and there’s also in-suite laundry conveniently tucked away. To finish off the unit is an assigned parking stall (#30) & an assigned storage locker (#2) for all of your large storage items like seasonal decor or sports equipment. The Avenue is a



well-managed building located just off 14th Ave, which means you're a short walk to the BEAUTIFUL Beaulieu Gardens, 17th Ave's restaurants & nightlife, Mission's cafés, 4th Street shops, the Stampede Grounds & much more. Plus you get access to all the best amenities Calgary has to offer through a short walk or drive, or you can hop on the LRT rail which offers free fare downtown. You are also well-connected to the rest of the city through several major roadways including 17th Ave, Macleod Trail, and 14th St. Jumping in the car: Airport is a 21 min drive (18.8KM), & Banff is a 1 hr 24 min drive (126KM).

Built in 1968

Essential Information

MLS® #	A2207679
Price	\$250,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	614
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	202, 605 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0M9

Amenities

Amenities	Elevator(s), Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	6

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	CC-MH

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.