# \$325,000 - 401, 1208 14 Avenue Sw, Calgary

MLS® #A2212233

#### \$325,000

2 Bedroom, 2.00 Bathroom, 974 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

OPEN HOUSE SAT APRIL 26 12-2pm! Live in the heart of it all with this stunning corner-unit condo in Calgaryâ€<sup>™</sup>s vibrant Beltline district! With 2 bedrooms, 1.5 baths, and nearly 1,000 sqft of beautifully updated space, this home is perfect for anyone craving an urban lifestyle without sacrificing comfort.

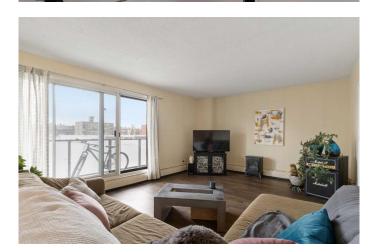
Take the brand new elevator up, and inside, youâ€<sup>™</sup>II love the new distressed maple engineered hardwood, the brand new fridge, and the expansive open-concept living and dining areas that bask in sunny south-facing light. Step outside to your wrap-around balcony and take in the awesome viewsâ€"the perfect spot for morning coffee or evening unwinding.

The primary suite is oversized and welcoming, while the second bedroom adds flexibility for guests, a roommate, or a stylish home office.

And letâ€<sup>™</sup>s talk location: this is where the Beltline shines. You're steps from some of Calgaryâ€<sup>™</sup>s best restaurants, bars, coffee shops, and local boutiques—whether youâ€<sup>™</sup>re grabbing sushi, craft beer, or a latte, itâ€<sup>™</sup>s all within walking distance. Grocery store? Just a stroll away. C-Train? A few blocks. Your car might collect dust, but donâ€<sup>™</sup>t worry—it comes with underground parking too.

Pet lover? This building is truly pet-friendly,





with no weight restrictions for dogs and an off-leash park just across the street. Your furry friend will love it as much as you do.

Condo fees include everything except electricity, keeping your bills simple and stress-free.

If youâ€<sup>™</sup>re looking for space, light, style, and the ultimate walkable lifestyle with a view, this is the one. Come see it for yourself—you wonâ€<sup>™</sup>t want to leave.

Built in 1979

#### **Essential Information**

MLS® #	A2212233
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	974
Acres	0.00
Year Built	1979
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

#### **Community Information**

Address	401, 1208 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0V9

### Amenities

Parking Spaces Parking	1 Assigned, Garage Door Opener, Heated Garage, Parkade, Secured, Underground	
# of Garages	1	
Interior		
Interior Features	Chandelier, Closet Organizers, French Door, Storage	
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings	
Heating	Baseboard, Hot Water, Natural Gas	
Cooling	None	
# of Stories	7	
Exterior		
Exterior Features	Balcony	
Construction	Brick, Concrete, Stucco	
Additional Information		
Date Listed	April 23rd, 2025	
Days on Market	9	
Zoning	CC-MHX	
HOA Fees Freq.	ANN	

## **Listing Details**

Listing Office CIR Realty

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