

102, 733 14 Avenue SW  
Calgary, Alberta

MLS # A2222490



**\$237,500**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	622 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 571
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Open Floorplan, Soaking Tub, Storage		

**Inclusions:** None

This bright and stylish 1-bedroom, 1-bathroom suite is ideally located on the south side of the building, filling the space with natural light all day. Although on the first floor, the unit is elevated above grade, offering enhanced privacy and security. Inside, you'll find newer laminate flooring flowing through a spacious open-concept living area—perfect for relaxing or working from home. The dining area features built-in cabinetry and a sleek granite buffet for added storage and style. The contemporary kitchen is equipped with granite countertops, stainless steel appliances, and ample cabinetry to satisfy any home chef. Step outside to your private balcony through large patio doors—ideal for morning coffee or evening unwinding. The bedroom offers generous closet space, and the bathroom includes a luxurious soaker tub with granite accents. Additional conveniences include in-suite laundry, a separate storage locker, and an assigned parking stall. Bonus: condo fees cover electricity, simplifying your monthly bills. Centro 733 offers excellent amenities, including a welcoming lobby with guest seating, main-floor bike storage, a fully equipped fitness room, a social lounge, extra laundry facilities on the lower level and electricity is included in condo fee. The building is also pet-friendly, making it ideal for animal lovers. Located in the heart of Beltline, you're just steps from 17th Avenue SW—home to Calgary's best caf  s, restaurants, boutiques, and nightlife. Enjoy local favorites like Analog Coffee, Trolley 5, Philosafy, Blanco Cantina, and more. Nature is close at hand, with Beaulieu Gardens right across the street, and Central Memorial Park, Haultain Park, and scenic pathways nearby. With everything from grocery stores to fitness studios and essential services within walking distance, this is urban living

at its best. Don't miss the chance to call this beautifully updated condo home in one of Calgary's most desirable neighborhoods.