

602, 317 14 Avenue SW  
Calgary, Alberta

MLS # A2222893



## \$249,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	623 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 476
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

<b>Inclusions:</b>	N/A
--------------------	-----

Welcome to this move-in ready condo perfectly located in the heart of downtown! Offering 620 sq ft of bright, functional living space, this home features a private balcony with city views, titled underground parking, and a titled storage locker — everything you need for effortless urban living. With neutral paint and updated flooring throughout, the interior feels clean and refreshed. The kitchen offers surprising storage, stainless steel fridge, and great counter space — ideal for everyday cooking or entertaining. The open-concept living room is flooded with natural light and gives easy access to your balcony for morning coffee or evening unwinding. Tucked away in the corner for privacy, the spacious primary bedroom includes a generous closet. You’ll also love the full 4-piece bathroom and the bonus in-suite laundry/storage room conveniently located near the entry. Set in a well-maintained concrete building, this is the perfect home for anyone seeking a quiet retreat in a vibrant downtown setting. These don’t come up often so be quick or be sorry!