

406, 733 14 Avenue SW  
Calgary, Alberta

MLS # A2224251



## \$249,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	616 sq.ft.	Age:	1967 (58 yrs old)
Beds:	1	Baths:	1
Garage:	Carport, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 571
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: n/a

It's summer of 2025 - your goal is to buy a condo close to all of your favourite amenities! Your must have checklist includes big south facing windows, new wood flooring, open concept living&nbsp;+ modern finishings throughout. You're looking for enough space to entertain friends and a balcony to enjoy the sunshine outside while BBQing. You want a kitchen with a pantry, granite countertops, stainless steel appliances - oh and a&nbsp;spot for your coffee bar. Can't forget about a place to&nbsp;put barstools and also host dinner parties. A stylish bathroom, bedroom with enough space for a king bed and in-suite laundry. The topper is definitely a&nbsp;parking&nbsp;stall, storage locker, onsite gym and recreation room. Affordability is very important, as you're working with a budget under \$250K. And that's why condo fees built in with all of your utilities is a key factor. The one thing you won't sacrifice is location - being close to fitness facilities, coffee shops, fine restaurants, cocktail bars, grocery and convenience&nbsp;is a non-negotiable. A perfect WalkScore&nbsp;of 100 is rare, but at Centro 733 it has been achieved. This is your ideal starter condo in the heart of it all!