306, 1334 14 Avenue SW
Calgary, Alberta

MLS # A2205909
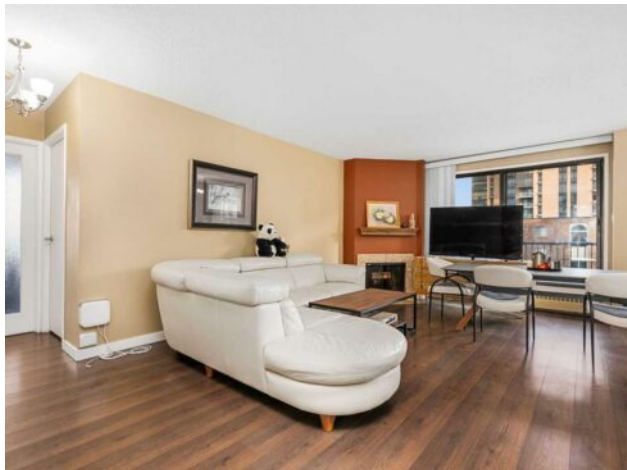
$282,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	907 sq.ft.	**Age:**	1979 (46 yrs old)
Beds:	2	**Baths:**	1 full / 1 half

Garage:	Assigned, Covered, Parkade, Secured, Stall
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard		**Water:**	-
Floors:	Vinyl		**Sewer:**	-
Roof:	-		**Condo Fee:**	$ 772
Basement:	-		**LLD:**	-
Exterior:	Brick, Concrete		**Zoning:**	CC-MH
Foundation:	-		**Utilities:**	-
Features:	Elevator, Walk-In Closet(s)			

Inclusions:	Sideboard in Dining Room (2pc white w stone top)

RENOVATIONS COMPLETED MAY 30th! Welcome to Harcourt Estates, a 2-bedroom, 1.5-bathroom corner unit located in the heart of Calgary’s vibrant Beltline district. Renos include new flooring throughout, trim, paint, ovens, toilets & other upgrades. This well-designed apartment offers a spacious open-concept layout that seamlessly integrates the living, dining, and kitchen areas, creating a perfect setting for both relaxation and entertainment. As a corner unit (NW), you get the benefit of extra window lighting. (Gorgeous nearing sunset!). The spacious primary bedroom offers a tranquil escape with plenty of (walk-in!) closet space for all your storage needs. This unit boasts an in-suite laundry room (complete with a full-size Washer and Dryer), one assigned underground parking stall (#2), ample street parking for a second vehicle, and one designated storage locker. It is also a very short walk to some of Calgary's best restaurants, lounges, and entertainment options, including 17th Ave. (McDonald's and La Ceil only 3 blocks away!), Easy walks to both the excellent Connaught School (K-6) and Western Canada High. Investors, look no further, as this unit is easy to rent in a desirable community. Additional benefits of the area include several grocery stores, fitness centers, and Calgary transit with both bus routes and LRT within walking distance. Pet Friendly with permission. Call for more info.