

# \$250,000 - 202, 605 14 Avenue Sw, Calgary

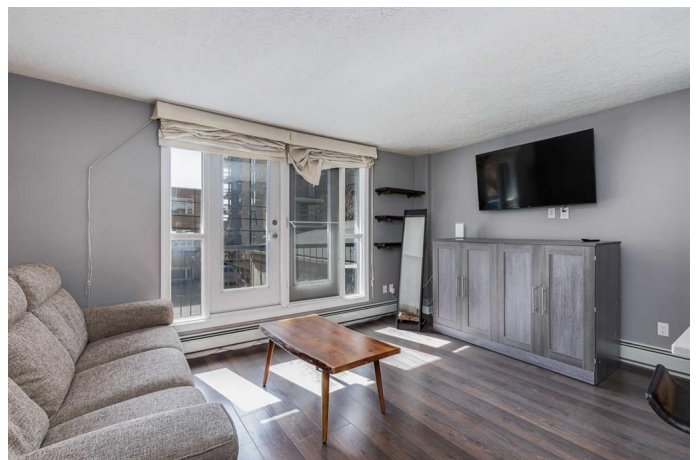
MLS® #A2207679

**\$250,000**

1 Bedroom, 1.00 Bathroom, 614 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

UNBEATABLE VALUE IN THIS 1-BED WELL-TAKEN CARE OF CONDO W/ PARKING IN BELTLINE - STEPS TO 17TH AVE! \*\*Seller is happy to include all furnishings\*\* With over 600 sqft, this condo offers THE BEST VALUE in Beltline and all of the features that you could need including in-suite laundry, parking, storage & a sunny South facing balcony—all in a prime location. Welcome to #202 at The Avenue — a beautifully maintained 1-bed, 1-bath condo surrounded by Beltline’s best amenities where you get walkable access to Beau Lieu Gardens, 17th Ave, & the Stampede Grounds! Step inside to a bright well-designed open-concept floor plan. The galley-style kitchen is open to the living room and features maple cabinetry, Quartz counters, a mosaic tile backsplash, and a peninsula island with bar seating — perfect for casual dining or entertaining. The spacious living area comfortably fits a full-sized couch and media setup, and flows seamlessly to your private South-facing balcony where you can sit & enjoy your morning coffee! The bedroom easily fits a queen-sized bed, & includes a double closet, plus large window for natural light. The 4PC bathroom offers a full tub/shower combo, and there’s also in-suite laundry conveniently tucked away. To finish off the unit is an assigned parking stall (#30) & an assigned storage locker (#2) for all of your large storage items like seasonal decor or sports equipment. The Avenue is a



well-managed building located just off 14th Ave, which means you're a short walk to the BEAUTIFUL Beaulieu Gardens, 17th Ave's restaurants & nightlife, Mission's cafés, 4th Street shops, the Stampede Grounds & much more. Plus you get access to all the best amenities Calgary has to offer through a short walk or drive, or you can hop on the LRT rail which offers free fare downtown. You are also well-connected to the rest of the city through several major roadways including 17th Ave, Macleod Trail, and 14th St. Jumping in the car: Airport is a 21 min drive (18.8KM), & Banff is a 1 hr 24 min drive (126KM).

Built in 1968

### Essential Information

MLS® #	A2207679
Price	\$250,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	614
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	202, 605 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0M9

### Amenities

Amenities	Elevator(s), Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	6

### **Exterior**

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	18
Zoning	CC-MH

### **Listing Details**

Listing Office	RE/MAX First
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