

# \$230,000 - 304, 605 14 Avenue, Calgary

MLS® #A2225991

**\$230,000**

1 Bedroom, 1.00 Bathroom, 534 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

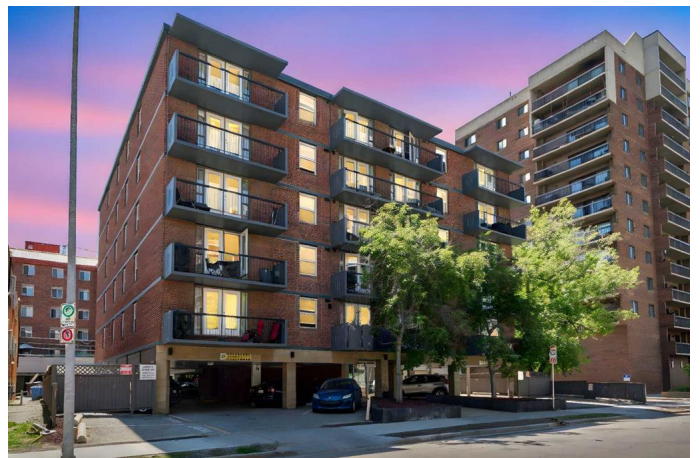
Outstanding Quality & Exceptional Value in the Heart of the Beltline

Step into this immaculately maintained, bright and spacious 1-bedroom condo offering unbeatable value in one of Calgary's most sought-after urban neighborhoods. Just three blocks from the vibrant energy of 17th Avenue and 4th Street, you'll enjoy easy access to top-tier restaurants, nightlife, and boutique shopping—all while living on a tree-lined street.

Located in a solid, professionally managed concrete building, this front-facing unit is one of the best in the complex. It features an oversized balcony—accessible from both the living room and bedroom—perfect for relaxing or entertaining.

Inside, the quality shines through. The kitchen has been professionally renovated with quartz countertops, newer stainless steel appliances, and generous cabinetry—ideal for both cooking and hosting. Durable luxury vinyl plank flooring runs throughout the unit, and pride of ownership is evident after more than 14 years of careful maintenance by the current owner. You will love the functional floorplan with ample storage, insuite washer/dryer along with a separate storage room along with bicycle storage.

This adult-only, pet-friendly building offers a walkable lifestyle just steps from Lougheed House and its beautifully landscaped park. With downtown just a 5-minute bike ride or 10-minute walk away, and bike lanes right



outside your door, convenience is second to none.

Whether you're a first-time buyer, downsizer, or investor, this move-in-ready condo delivers exceptional quality, premium location, and unbeatable value.

Built in 1968

### **Essential Information**

MLS® #	A2225991
Price	\$230,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	534
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	304, 605 14 Avenue
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0M9

### **Amenities**

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

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub
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Appliances	Dishwasher, Dryer, Oven, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	5

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

## Additional Information

Date Listed	May 31st, 2025
Days on Market	8
Zoning	CC-MH

## Listing Details

Listing Office	Real Estate Professionals Inc.
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