

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

MLS® #A2207679

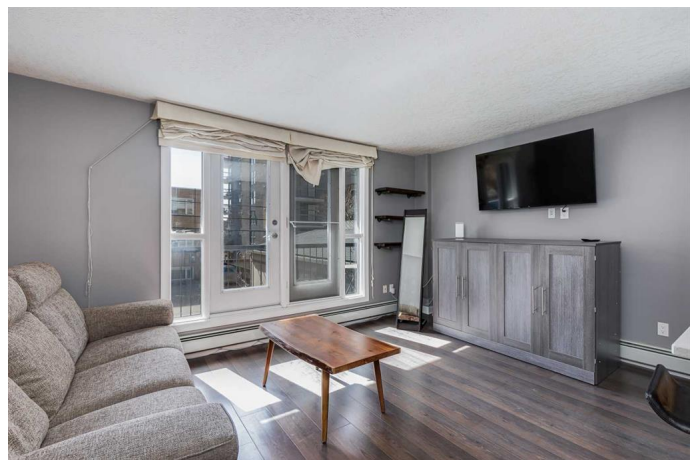
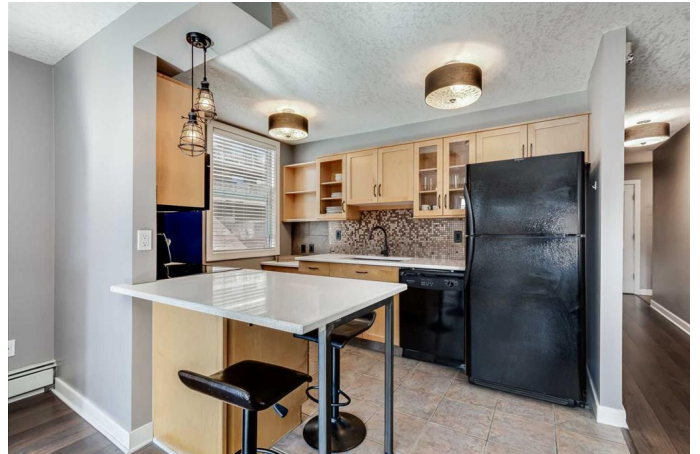
**\$250,000**

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 balconyâ€”all in a prime location.  
Welcome to #202 at The Avenue â€” a  
beautifully maintained 1-bed, 1-bath condo  
surrounded by Beltlineâ€™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 â€” 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 thereâ€™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 caf  s, 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	23
Zoning	CC-MH

## Listing Details

Listing Office	RE/MAX First
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