

# \$299,000 - 601, 537 14 Avenue Sw, Calgary

MLS® #A2224879

**\$299,000**

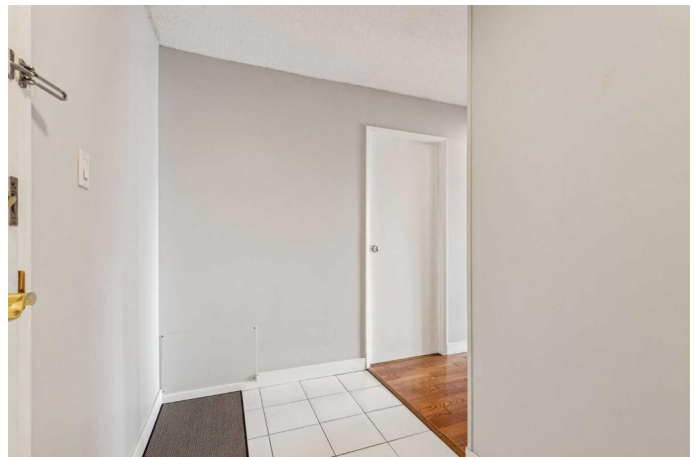
2 Bedroom, 1.00 Bathroom, 913 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

PRICE REDUCTION. IMMEDIATE OCCUPANCY. Calgary's Best Neighbourhoods 2025 as featured in July's Avenue Magazine. This renovated two-bedroom apartment offers the ultimate blend of practicality and executive living in the inner city. Step inside to discover a thoughtfully designed space where modern aesthetics meet everyday functionality. The full bathroom boasts contemporary finishes, and every culinary enthusiasts will appreciate the abundant kitchen storage and utility, featuring sleek cabinetry, ample counter space, and stainless steel appliances. The two well-proportioned bedrooms offer comfortable sanctuaries from the city's hustle, while the west-facing balcony extends your living space outdoors. Elevating your urban experience is the exclusive rooftop deck, a true gem for residents. This expansive space is an entertainer's dream, featuring dedicated BBQ stations perfect for grilling with friends and family. Gather around comfortable seating areas and simply unwind while taking in the truly amazing views of the city skyline. This apartment isn't just a place to live; it's a statement. It's for those who demand efficiency without compromising on style, and who seek a sophisticated urban lifestyle within walking distance of the city's best dining, entertainment, and business districts.

Built in 1979



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2224879          |
| Price          | \$299,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 913               |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 601, 537 14 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0M7               |

## Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Dog Run, Elevator(s), Roof Deck, Secured Parking |
| Parking Spaces | 1                                                |
| Parking        | Secured, Stall                                   |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                           |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating           | Hot Water                                                                 |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas, Living Room                                                          |
| # of Stories      | 7                                                                         |
| Basement          | None                                                                      |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Dog Run |
| Construction      | Brick            |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 147            |
| Zoning         | CC-MH          |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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