

\$269,900 - 1004, 1020 14 Avenue Sw, Calgary

MLS® #A2232808

\$269,900

2 Bedroom, 2.00 Bathroom, 1,110 sqft

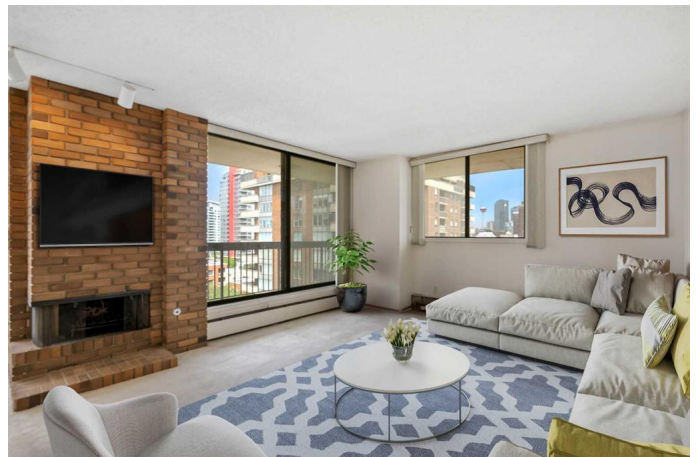
Residential on 0.00 Acres

Beltline, Calgary, Alberta

A rare opportunity to own a bright, spacious corner in a concrete building with just four units per floor, in one of Calgary's most vibrant and walkable communities. This building offers privacy and peace of mind and a quiet residential atmosphere that's protected by a no short-term rental policy. Inside, you'll find over 1,100 square feet of open-concept living, bathed in natural light streaming through large windows and anchored by a charming wood-burning fireplace with gas lighter—perfect for cozy evenings at home.

Step out onto your massive wrap-around balcony and take in sweeping views of downtown Calgary and the western skyline. The functional layout features two generously sized bedrooms, including a king-sized primary retreat with a HUGE walk-in closet and a full private ensuite bathroom—a rare feature. The second bedroom offers flexibility for guests or a home office, and the in-suite laundry room with storage adds extra convenience.

Bristol Manor offers secure, heated underground parking with stalls large enough to accommodate personal storage sheds (with board approval), a secure bike storage room on the main level, and recently refurbished elevators. You'll also enjoy access to a full range of amenities, including a fitness room, dry sauna, social/games room, and a sun-soaked rooftop patio with spectacular



viewsâ€”ideal for entertaining or relaxing in the summer months.

Set on a quiet street in the heart of Calgaryâ€™s Beltline, this location is truly unbeatable. Youâ€™re just steps from Barb Scott Park (complete with a winter skating rink), Tomkins Park, and the shops, restaurants, and energy of 17th Avenue SW. With a Walk Score of 99, transit, groceries, green space, and entertainment are all within easy reach.

Pet-friendly (up to two pets, no more than 26 lbs each), this is a rare chance to own in a sought-after building where comfort, location, and lifestyle come together. Schedule your private showing today!

Built in 1981

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2232808 |
| Price | \$269,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,110 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 1004, 1020 14 Avenue Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T2R 0P1 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Fitness Center, Garbage Chute, Party Room, Trash |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Laminate Counters |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Brick Facing, Living Room, Gas Log, Wood Burning |
| # of Stories | 12 |

Exterior

| | |
|-------------------|-------|
| Exterior Features | None |
| Construction | Brick |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 24th, 2025 |
| Days on Market | 12 |
| Zoning | CC-MH |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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