

# \$319,900 - 305, 605 14 Avenue Sw, Calgary

MLS® #A2234067

**\$319,900**

2 Bedroom, 1.00 Bathroom, 837 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover modern comfort and city convenience in this beautifully updated unit at The Avenue. Lovingly cared for and recently renovated, this charming 2-bedroom condo features brand-new custom kitchen cupboards, high-end vinyl flooring throughout, and a freshly renovated bathroom, offering a stylish and low-maintenance living space.

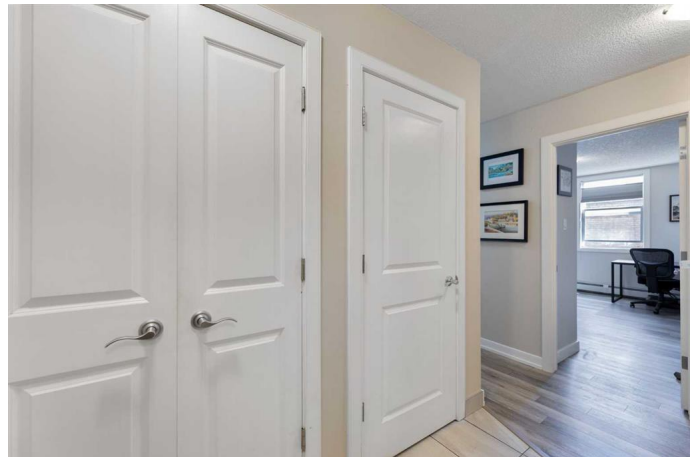
The open-concept layout maximizes natural light, creating a welcoming atmosphere. Step outside to the private balcony, which faces a quieter, tree-lined street—perfect for sipping your morning coffee or hosting a relaxing BBQ.

Located just steps from the vibrant 17th Avenue SW, you'll have easy access to some of Calgary's finest restaurants, trendy cafes, unique shops, and exciting nightlife. The building is an adult living (21+) community, ensuring a peaceful and mature environment for residents.

Additional features include assigned parking and separate storage, offering added convenience and security.

Whether you're a first-time buyer, a busy professional, or seeking a tranquil, low-maintenance lifestyle, Unit 305 offers the perfect blend of modern updates and an unbeatable location.

Built in 1968



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2234067          |
| Price          | \$319,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 837               |
| Acres          | 0.00              |
| Year Built     | 1968              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 305, 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        | Assigned, Stall                                |

## Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Elevator, No Smoking Home, Quartz Counters                                                       |
| Appliances        | Dishwasher, Electric Oven, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                                           |
| Cooling           | None                                                                                                                |
| # of Stories      | 6                                                                                                                   |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Storage |
| Construction      | Brick, Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 1               |
| Zoning         | CC-MH           |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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