

# \$299,900 - 306, 1334 14 Avenue Sw, Calgary

MLS® #A2205909

**\$299,900**

2 Bedroom, 2.00 Bathroom, 907 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Harcourt Estates, a healthy 2-bedroom, 1.5-bathroom corner unit located in the heart of Calgary's vibrant Beltline district. This well-designed apartment offers a spacious open-concept layout that seamlessly integrates the living, dining, and kitchen areas, creating a perfect setting for both relaxation and entertainment. As a corner unit (NW) you get the benefits of extra window lighting. (Gorgeous nearing sunset!). The spacious primary bedroom offers a tranquil escape with plenty of (walk-in!) closet space for all your storage needs. This unit boasts an in-suite laundry room, (full-size Washer and Dryer), one assigned underground parking stall (#2), plenty of street parking for a second vehicle, and one designated storage locker. It is also a very short walk to some of Calgary's best restaurants, lounges, and entertainment options, including 17th Ave. (McDonald's and La Ceil only 3 blocks away!) Easy walks to both the excellent Connaught School (K-6) and Western Canada High. Investors, look no further, as this unit is easy to rent in a desirable community. Additional benefits of the area include several grocery stores, fitness centers, and Calgary transit with both bus routes and LRT within walking distance. Effective April 21, the owner is offering A \$5000 FLOORING ALLOWANCE. Pet Friendly with permission. Call for more info.

Built in 1979



## Essential Information

MLS® #	A2205909
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	907
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	306, 1334 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0W2

## Amenities

Amenities	Elevator(s), Parking, Storage
Parking Spaces	1
Parking	Assigned, Parkade, Stall, Covered, Secured

## Interior

Interior Features	Walk-In Closet(s), Elevator
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
# of Stories	10

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

**Additional Information**

Date Listed	March 28th, 2025
Days on Market	37
Zoning	CC-MH

**Listing Details**

Listing Office	CIR Realty
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