

# \$239,900 - 413, 111 14 Avenue Se, Calgary

MLS® #A2249252

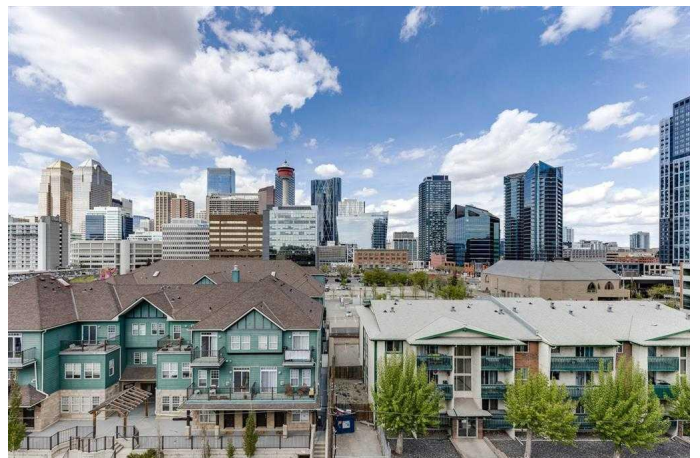
**\$239,900**

1 Bedroom, 1.00 Bathroom, 557 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

PET & AIRBNB FRIENDLY, CONCRETE BUILDING, SUNROOM & BALCONY COMBO, PANORAMIC CITY VIEWS, UNDERGROUND PARKING, ON-SITE GROCERY STORE, BRAND NEW STAINLESS STEEL APPLIANCES, FRESHLY PAINTED & RENOVATED UNIT w/ ELECTRICITY INCLUDED - WHAT ELSE COULD YOU ASK FOR? This beautifully UPGRADED 4th-floor condo delivers the ULTIMATE downtown BELTLINE lifestyle â€” unbeatable PRIME LOCATION, beautiful UPGRADES, STUNNING DOWNTOWN VIEWS, & ALL UTILITIES (HEAT, WATER & EVEN ELECTRICITY) included in the condo fees! PET-FRIENDLY HEAVEN â€” this building is perfect for pet parents! DOGS &/or CATS are welcome (subject to board approval), making it easy to enjoy city life with your furry companions by your side. Superbly located with a WALK-SCORE of 96/100, a BIKE-SCORE of 94/100, & EXCELLENT TRANSIT OPTIONS with 5-min walk to VICTORIA PARK STAMPEDE LRT STATION, you are just steps from Calgaryâ€™s vibrant 17th Avenue, historic Memorial Park, the Stampede Grounds (hello fireworks views!), the Sheldon Chumir Health Centre, SUNTERRA Market, + 15, Bow River & only a short stroll to downtown. Even the GROCERY STORE is ON-SITE, adding everyday convenience right where you live. You will enjoy 2 ELEVATORS, a welcoming foyer and a dedicated BUILDING CLEANER, all included



in your lifestyle. 24 HR CAMERAS/VIDEO SECURITY in the lobby & a FOB OPERATED SECURE building entrance offers peace of mind, while a RESERVE FUND of over \$1.3M ensures the long-term health of the building. Step inside this TURN-KEY, MOVE-IN-READY VACANT home & prepare to be impressed. The unit is bright & airy, thanks to its open layout, beautiful renovations & abundant natural light. The modern OAK kitchen with TALL CABINETS is a chef's dream, GRANITE countertops, a STYLISH SUBWAY BACKSPLASH, UNDER CABINET lighting, UNDERMOUNT LARGE KITCHEN SINK opening to a functional DINING setup – perfect for casual meals or entertaining friends. The LAMINATE & TILE flooring throughout adds durability & style. The SPACIOUS living room flows into a LARGE RARE SUNROOM + PRIVATE BALCONY combination creating a 4-SEASON personal retreat to relax or entertain, all while soaking in PANORAMIC CITY VIEWS. The unit includes a LARGE INDOOR STORAGE room (9'5" x 5-7'), giving you plenty of space for bikes & seasonal items. The entire space has been thoughtfully upgraded & maintained, saving you the time and cost of renovations. Save yourself from the stress of working with trades & the high cost of renovations in this current era of inflation. With a dedicated UNDERGROUND assigned parking stall #96, incredible building location & an exceptional sense of community, this home checks every box for comfort, convenience & value. Whether you are a first-time buyer, downsizer, senior, downtown working professional or an investor, this property is the perfect fit. Why settle for less when you can own a stylish, low-maintenance home in one of Calgary's most desirable neighborhoods? Vacant & Move-In Ready. Welcome home! This is the opportunity you have been waiting for!

Built in 1981

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2249252          |
| Price          | \$239,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 557               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 413, 111 14 Avenue Se |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 1C6               |

## Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Laundry, Storage |
| Parking Spaces | 1                |
| Parking        | Underground      |

## Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | Elevator                                 |
| Appliances        | Dishwasher, Electric Stove, Refrigerator |
| Heating           | Baseboard                                |
| Cooling           | None                                     |
| # of Stories      | 7                                        |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Construction      | Concrete           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 23                |
| Zoning         | CC-MHX            |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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