

# \$279,900 - 305, 605 14 Avenue Sw, Calgary

MLS® #A2261852

**\$279,900**

2 Bedroom, 1.00 Bathroom, 837 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience modern comfort and urban convenience in this beautifully updated 2-bedroom condo at The Avenue. Recently renovated and thoughtfully maintained, this home showcases a brand-new custom kitchen with ample cabinetry, high-end vinyl flooring throughout, and a fully refreshed bathroom—offering both style and low-maintenance living.

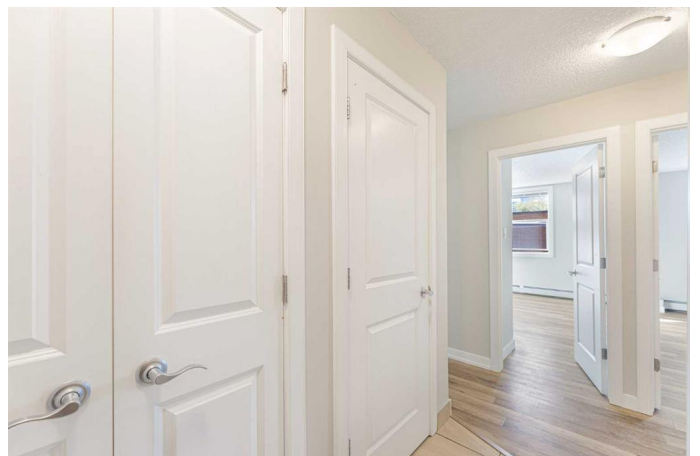
Large windows fill the space with natural light, creating a bright and inviting atmosphere. Step onto your private balcony overlooking a quiet, tree-lined street—the perfect spot for morning coffee or evening BBQs.

Just steps from vibrant 17th Avenue SW, you'll have Calgary's best restaurants, cafés, shops, and nightlife right at your doorstep. The building offers adult living (21+), no post tension cables, short-term rental potential, assigned parking, bedrooms that can fit a King bed, and separate storage for added convenience.

Whether you're a first-time buyer, busy professional, or simply seeking a lock-and-leave lifestyle, Unit 305 delivers modern updates in an unbeatable location.

Built in 1968

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2261852          |
| Price          | \$279,900         |
| 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 | T2R0M9                |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Parking, Visitor Parking, Elevator(s), Storage |
| Parking Spaces | 5                                              |
| Parking        | Assigned, Stall, Carport                       |
| # of Garages   | 1                                              |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Elevator                                               |
| 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      | Concrete, Brick  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 22                |
| Zoning         | CC-MH             |

**Listing Details**

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

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