

# \$250,000 - 202, 605 14 Avenue Sw, Calgary

MLS® #A2207679

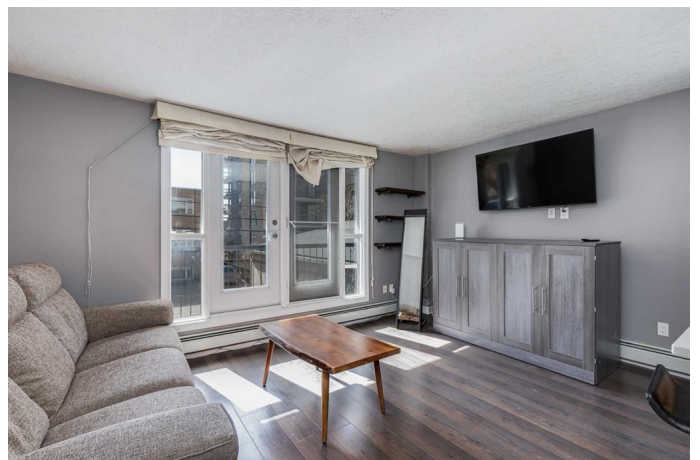
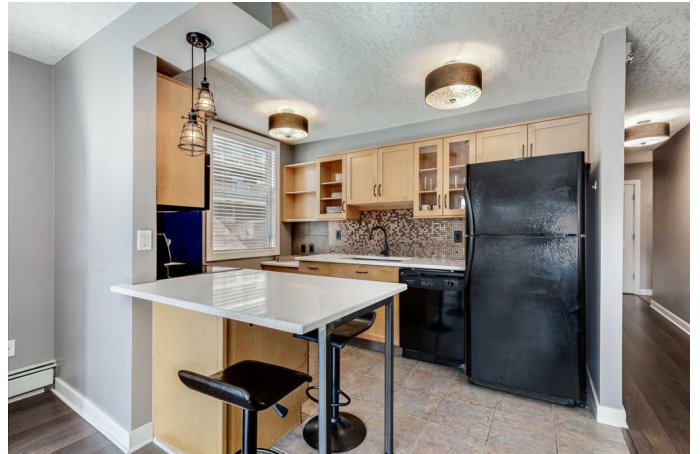
**\$250,000**

1 Bedroom, 1.00 Bathroom, 614 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

UNBEATABLE VALUE IN THIS 1-BED  
WELL-TAKEN CARE OF CONDO W/  
PARKING IN BELTLINE - STEPS TO 17TH  
AVE! \*\*Seller is happy to include all  
furnishings\*\* With over 600 sqft, this condo  
offers THE BEST VALUE in Beltline and all of  
the features that you could need including  
in-suite laundry, parking, storage & a sunny  
South facing balcony—all in a prime location.  
Welcome to #202 at The Avenue — a  
beautifully maintained 1-bed, 1-bath condo  
surrounded by Beltline's best amenities  
where you get walkable access to Beau Lieu  
Gardens, 17th Ave, & the Stampede Grounds!  
Step inside to a bright well-designed  
open-concept floor plan. The galley-style  
kitchen is open to the living room and features  
maple cabinetry, Quartz counters, a mosaic  
tile backsplash, and a peninsula island with  
bar seating — perfect for casual dining or  
entertaining. The spacious living area  
comfortably fits a full-sized couch and media  
setup, and flows seamlessly to your private  
South-facing balcony where you can sit &  
enjoy your morning coffee! The bedroom  
easily fits a queen-sized bed, & includes a  
double closet, plus large window for natural  
light. The 4PC bathroom offers a full  
tub/shower combo, and there's also  
in-suite laundry conveniently tucked away. To  
finish off the unit is an assigned parking stall  
(#30) & an assigned storage locker (#2) for all  
of your large storage items like seasonal decor  
or sports equipment. The Avenue is a



well-managed building located just off 14th Ave, which means you're a short walk to the BEAUTIFUL Beaulieu Gardens, 17th Ave's restaurants & nightlife, Mission's caf  s, 4th Street shops, the Stampede Grounds & much more. Plus you get access to all the best amenities Calgary has to offer through a short walk or drive, or you can hop on the LRT rail which offers free fare downtown. You are also well-connected to the rest of the city through several major roadways including 17th Ave, Macleod Trail, and 14th St. Jumping in the car: Airport is a 21 min drive (18.8KM), & Banff is a 1 hr 24 min drive (126KM).

Built in 1968

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS   #        | A2207679          |
| Price          | \$250,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 614               |
| Acres          | 0.00              |
| Year Built     | 1968              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 202, 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        | Stall                                          |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                  |
| Cooling           | None                                                                       |
| # of Stories      | 6                                                                          |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Tar/Gravel      |
| Construction      | Brick, Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 19              |
| Zoning         | CC-MH           |

## Listing Details

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

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