

# \$325,000 - 401, 1208 14 Avenue Sw, Calgary

MLS® #A2212233

**\$325,000**

2 Bedroom, 2.00 Bathroom, 974 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

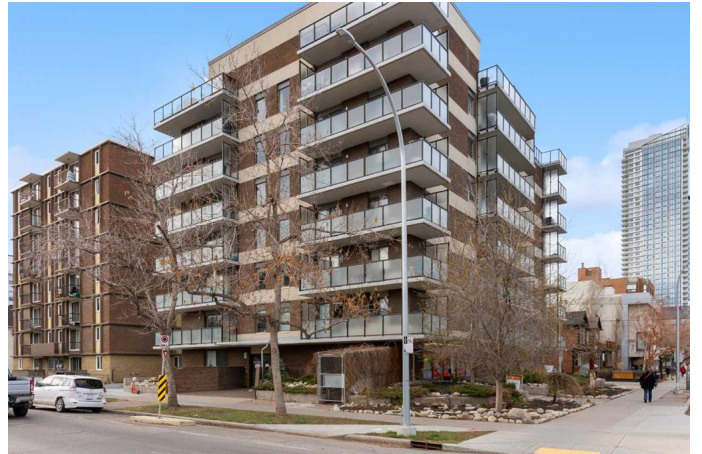
OPEN HOUSE SAT APRIL 26 12-2pm! Live in the heart of it all with this stunning corner-unit condo in Calgary's vibrant Beltline district! With 2 bedrooms, 1.5 baths, and nearly 1,000 sqft of beautifully updated space, this home is perfect for anyone craving an urban lifestyle without sacrificing comfort.

Take the brand new elevator up, and inside, you'll love the new distressed maple engineered hardwood, the brand new fridge, and the expansive open-concept living and dining areas that bask in sunny south-facing light. Step outside to your wrap-around balcony and take in the awesome views—the perfect spot for morning coffee or evening unwinding.

The primary suite is oversized and welcoming, while the second bedroom adds flexibility for guests, a roommate, or a stylish home office.

And let's talk location: this is where the Beltline shines. You're steps from some of Calgary's best restaurants, bars, coffee shops, and local boutiques—whether you're grabbing sushi, craft beer, or a latte, it's all within walking distance. Grocery store? Just a stroll away. C-Train? A few blocks. Your car might collect dust, but don't worry—it comes with underground parking too.

Pet lover? This building is truly pet-friendly,



with no weight restrictions for dogs and an off-leash park just across the street. Your furry friend will love it as much as you do.

Condo fees include everything except electricity, keeping your bills simple and stress-free.

If you're looking for space, light, style, and the ultimate walkable lifestyle with a view, this is the one. Come see it for yourself—you won't want to leave.

Built in 1979

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2212233          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 974               |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 401, 1208 14 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C0V9                 |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Elevator(s), Secured Parking |
|-----------|------------------------------|

|                |  |
|----------------|--|
| Parking Spaces | 1  |
| Parking        | Assigned, Garage Door Opener, Heated Garage, Underground, Parkade, Secured |
| # of Garages   | 1  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Chandelier, Closet Organizers, Storage, French Door                                    |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas, Hot Water  |
| Cooling           | None   |
| # of Stories      | 7  |

### **Exterior**

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 1                |
| Zoning         | CC-MHX           |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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