\$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 Calgaryâ€[™]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.

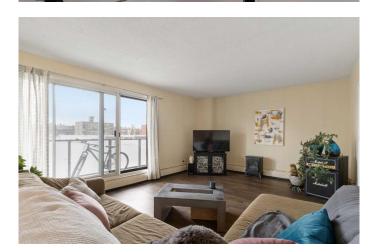
Take the brand new elevator up, and inside, youâ€[™]II love the new distressed maple engineered hardwood, the brand new fridge, and the expansive open-concept living and dining areas that bask in sunny south-facing light. Step outside to your wrap-around balcony and take in the awesome viewsâ€"the perfect 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 letâ€[™]s talk location: this is where the Beltline shines. You're steps from some of Calgaryâ€[™]s best restaurants, bars, coffee shops, and local boutiques—whether youâ€[™]re grabbing sushi, craft beer, or a latte, itâ€[™]s all within walking distance. Grocery store? Just a stroll away. C-Train? A few blocks. Your car might collect dust, but donâ€[™]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 youâ€[™]re looking for space, light, style, and the ultimate walkable lifestyle with a view, this is the one. Come see it for yourself—you wonâ€[™]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
Туре	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

Parking Spaces Parking	1 Assigned, Garage Door Opener, Heated Garage, Parkade, Secured, Underground	
# of Garages	1	
Interior		
Interior Features	Chandelier, Closet Organizers, French Door, Storage	
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings	
Heating	Baseboard, Hot Water, Natural Gas	
Cooling	None	
# of Stories	7	
Exterior		
Exterior Features	Balcony	
Construction	Brick, Concrete, Stucco	
Additional Information		
Date Listed	April 23rd, 2025	
Days on Market	5	
Zoning	CC-MHX	
HOA Fees Freq.	ANN	

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.