

502, 215 14 Avenue SW  
Calgary, Alberta

MLS # A2213493



**\$389,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 832
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Open Floorplan		

**Inclusions:** None

Welcome to Fontainebleau Estates to your 2 bedroom, 2 bathroom haven, where downtown energy meets refined comfort. Step inside this 1229 sqft condo where natural light pours across warm maple toned laminate floors and freshly painted designer walls, instantly revealing an airy open concept design that suits any d&eacute;cor. Front and center is the show stopper: a floor to ceiling, gas lit/wood burning fireplace clad in stacked stone, complete with integrated log storage and custom LED sconces. The kitchen invites culinary adventures with a suite of premium Bosch appliances&mdash;a five burner gas range, whisper quiet dishwasher, and French door fridge&mdash;all framed by sleek granite counters that extend into an oversized breakfast bar. Full height, soft close cabinetry and dual pantries swallow every pot, pan, and pantry staple, while statement pendant lights and floating glass shelves add a boutique bistro vibe. Flowing effortlessly from the kitchen, the dining zone easily hosts eight and dimmable pot lights let you set just the right mood. Slide open the balcony doors and your private sky lounge unfolds: a massive wrap around deck with unobstructed views stretching over leafy Haultain Park to the glittering skyline beyond. Morning espresso, golden hour cocktails, or star gazing&mdash;this space will spoil you. Back inside, the king sized primary suite is a retreat in every sense, wrapped in wall to wall windows. A built in wardrobe system keeps things sleek, while the spa calibre ensuite pampers with a deep soaking tub, rainfall shower head, quartz topped vanity, and designer fixtures. The second bedroom is equally generous&mdash;ideal for guests, a home office, or creative studio&mdash;and sits next to a stylish three-piece bath, featuring a frameless glass walk-in shower. Practical perks are everywhere: full size insuite laundry; an

oversized, titled stall in the heated underground parkade; and all inclusive condo fees covering heat, water, sewer, reserve fund contributions, and professional management to keep budgeting predictable. Concrete construction offers peace of mind, pets are welcome, and the building's proven Airbnb success (check bylaws) adds income potential. Step outside and you're moments from craft caf  s, gastropubs, boutique shopping, river pathways, the C Train, Stampede Park, and the off leash greenery of Haultain Park—perfect for early morning dog walks or sunset yoga. Whether you crave a stylish urban home base, or a cash flowing short term rental, Fontainebleau Estates delivers luxury, lifestyle, and location in one irresistible package.