

204, 126 14 Avenue SW  
Calgary, Alberta

MLS # A2290319



**\$305,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	859 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 586
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Live in the centre of what makes Calgary unique without sacrificing comfort or space! This beautifully cared-for 2-bedroom, 2-bathroom condo in Polo Terrace places you right in the heart of Victoria Park/Beltline—one of Calgary’s most energetic and walkable neighbourhoods. From here, you can stroll to 1st Street, 17th Avenue, C-Train stations, the Saddledome, MNP Community & Sport Centre, Stampede Park, top restaurants, cafes, groceries, and nightlife all within a ten minute walk! It’s the ultimate lock-and-leave urban lifestyle. This incredible 858 sq. ft. condo offers a well-designed layout that feels both open and comfortable. Large windows draw in plenty of natural light, while 9-foot ceilings create a sense of volume throughout the main living space. The living room is warm and welcoming, complete with a corner gas fireplace that adds character and comfort year-round. Just off the living area, the south-facing balcony provides a bright outdoor retreat with a BBQ gas hook-up for those evenings with friends or family. The kitchen is practical and inviting, featuring generous cabinetry, a breakfast bar for casual dining, and plenty of space for those aspiring chefs. The thoughtful floor plan places the living room between the two bedrooms, creating privacy that works well for roommates, guests, or a dedicated home office. The primary bedroom includes a walk-through closet and its own 4-piece ensuite, while the second bedroom sits conveniently beside the additional full bathroom. Spacious, sun-filled, and exceptionally well located, this is a condo that makes city living easy. If you’re looking for value, functionality, and a vibrant lifestyle all in one address, this opportunity deserves your attention.