

# \$334,900 - 122, 126 14 Avenue Sw, Calgary

MLS® #A2220449

**\$334,900**

2 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*\*OPEN HOUSE SUNDAY JULY 6TH**

**BETWEEN 12:00-2PM\*\*\***Welcome to this exceptionally spacious and well-maintained 2-bedroom, 2-bathroom condo in the highly sought-after Polo Terrace complex, located in the vibrant heart of downtown Calgary. This impressive main-floor unit offers over 1,000 square feet of thoughtfully designed living space, perfect for buyers seeking comfort, functionality, and unbeatable urban convenience.

As you enter, youâ€™ll immediately appreciate the open concept layout, creating a seamless flow between the kitchen, dining, and living areasâ€”ideal for entertaining guests or enjoying quiet evenings at home. The kitchen features ample cabinetry and counter space, making meal prep easy and enjoyable, while the adjacent dining area easily accommodates a full-sized table.

The living room is bright and welcoming, thanks to large windows and the adjoining fully enclosed sunroomâ€”a standout feature that offers year-round enjoyment. Whether used as a home office, workout area, reading nook, or indoor garden space, this sunroom brings incredible versatility and added square footage rarely found in downtown condos.

The primary bedroom is generously sized and includes a walk-through closet and 4-piece ensuite bathroom. The second bedroom is



located on the opposite side of the unit for enhanced privacy and is serviced by a full 4-piece bathroom, making this an ideal layout for roommates, guests, or a small family.

Additional features include a spacious laundry room that doubles as a walk-in pantry or extra storage space, secure underground parking, and durable finishes throughout that make the unit move-in ready and easy to maintain.

Enjoy all the benefits of inner-city living—steps to transit, restaurants, shopping, parks, and Calgary’s extensive pathway system, while still having the peace of mind that comes with a well-run condo building. This is a rare opportunity to own a sizable unit in a prime downtown location, perfect for first-time buyers, downsizers, or investors looking for long-term value.

Built in 1999

**Essential Information**

MLS® #	A2220449
Price	\$334,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	122, 126 14 Avenue Sw
Subdivision	Beltline
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2R0L9

### Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Snow Removal
Parking Spaces	1
Parking	Off Street, Underground

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Elevator, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

### Exterior

Exterior Features	Lighting, Playground
Construction	Brick, Stucco, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	64
Zoning	CC-MH

### Listing Details

Listing Office	CIR Realty
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