

# \$299,500 - 305, 605 14 Avenue Sw, Calgary

MLS® #A2234067

**\$299,500**

2 Bedroom, 1.00 Bathroom, 837 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

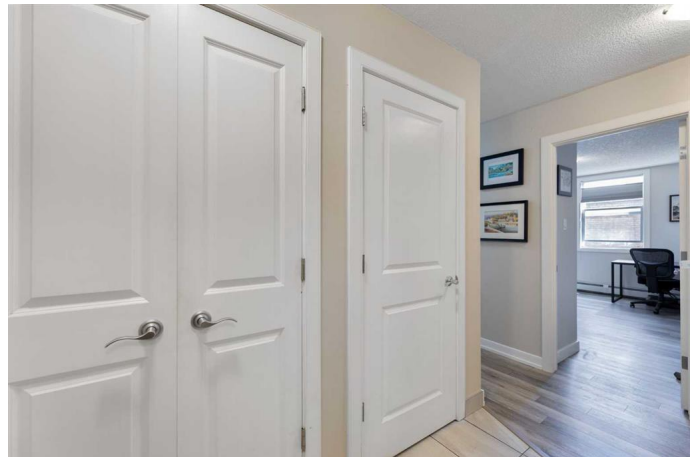
Discover modern comfort and city convenience in this beautifully updated unit at The Avenue. Lovingly cared for and recently renovated, this charming 2-bedroom condo features brand-new custom kitchen cupboards, high-end vinyl flooring throughout, and a freshly renovated bathroom, offering a stylish and low-maintenance living space.

The open-concept layout maximizes natural light, creating a welcoming atmosphere. Step outside to the private balcony, which faces a quieter, tree-lined street—perfect for sipping your morning coffee or hosting a relaxing BBQ.

Located just steps from the vibrant 17th Avenue SW, you'll have easy access to some of Calgary's finest restaurants, trendy cafes, unique shops, and exciting nightlife. The building is an adult living (21+) community, available for short-term rentals, and ensures a peaceful and mature environment for residents.

Additional features include assigned parking and separate storage, offering added convenience and security.

Whether you're a first-time buyer, a busy professional, or seeking a tranquil, low-maintenance lifestyle, Unit 305 offers the perfect blend of modern updates and an unbeatable location.



Built in 1968

## Essential Information

MLS® #	A2234067
Price	\$299,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	837
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	305, 605 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0M9

## Amenities

Amenities	Elevator(s), Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	Closet Organizers, Elevator, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	6

## Exterior

Exterior Features	Balcony, Storage
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Construction            Brick, Concrete

**Additional Information**

Date Listed            June 26th, 2025  
Days on Market        48  
Zoning                  CC-MH

**Listing Details**

Listing Office            Royal LePage Benchmark

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