

# \$315,000 - 702, 1334 14 Avenue Sw, Calgary

MLS® #A2230755

**\$315,000**

2 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Harcourt Estates in Calgary's™ sought-after Beltline. This well-maintained 2-bedroom, 1.5-bathroom condo offers nearly 900 sqft of functional living space with a bright, open-concept layout connecting the kitchen, dining, and living areas. Large windows flood the space with natural light and offer sweeping downtown city views.

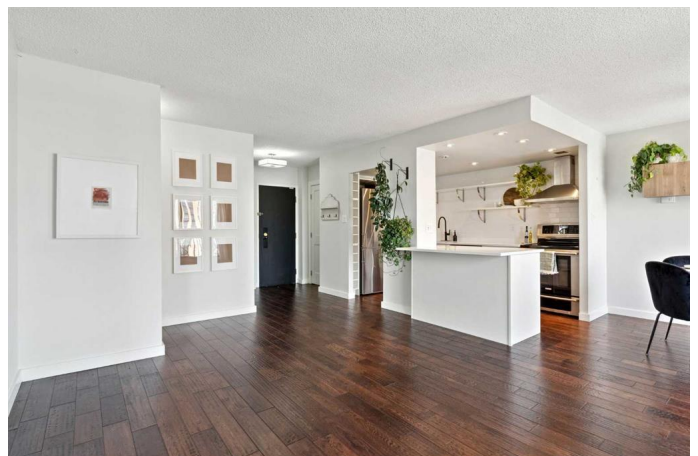
Upon entry, you're welcomed by a light-filled living space, quality flooring, and a kitchen equipped with stainless steel appliances, ample counter space, and plenty of cabinet storage. The spacious primary bedroom includes a walk-in closet and a private ensuite. While the main bathroom features dual "His and Hers" sinks—a thoughtful touch for shared living and the second bedroom is versatile, ideal for guests, roommates, or a home office.

Additional conveniences include in-unit laundry, an end-unit parking stall ideal for larger vehicles, a dedicated storage locker, and secure bike storage.

Enjoy a highly walkable lifestyle with easy access to 17th Avenue, public transit, parks, grocery stores, and Calgary's™ Bow River Pathway system.

A solid opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance property in a prime downtown location.

Built in 1979



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2230755          |
| Price          | \$315,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 889               |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 702, 1334 14 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0W2                |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Storage |
| Parking Spaces | 1  |
| Parking        | Assigned, Outside, Parkade, Stall              |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Dry Bar, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Baseboard   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | None, See Remarks   |
| # of Stories      | 10  |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 15              |
| Zoning         | CC-MH           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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