

\$299,900 - 306, 1334 14 Avenue Sw, Calgary

MLS® #A2205909

\$299,900

2 Bedroom, 2.00 Bathroom, 907 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Harcourt Estates, a healthy 2-bedroom, 1.5-bathroom corner unit located in the heart of Calgary's vibrant Beltline district. This well-designed apartment offers a spacious open-concept layout that seamlessly integrates the living, dining, and kitchen areas, creating a perfect setting for both relaxation and entertainment. As a corner unit (NW) you get the benefits of extra window lighting. (Gorgeous nearing sunset!). The spacious primary bedroom offers a tranquil escape with plenty of (walk-in!) closet space for all your storage needs. This unit boasts an in-suite laundry room, (full-size Washer and Dryer), one assigned underground parking stall (#2), plenty of street parking for a second vehicle, and one designated storage locker. It is also a very short walk to some of Calgary's best restaurants, lounges, and entertainment options, including 17th Ave. (McDonald's and La Ceil only 3 blocks away!) Easy walks to both the excellent Connaught School (K-6) and Western Canada High. Investors, look no further, as this unit is easy to rent in a desirable community. Additional benefits of the area include several grocery stores, fitness centers, and Calgary transit with both bus routes and LRT within walking distance. Effective April 21, the owner is offering A \$5000 FLOORING ALLOWANCE. Pet Friendly with permission. Call for more info.

Built in 1979



Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2205909 |
| Price | \$299,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 907 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 306, 1334 14 Avenue Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C0W2 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Parking, Storage |
| Parking Spaces | 1 |
| Parking | Assigned, Parkade, Stall, Covered, Secured |

Interior

| | |
|-------------------|---|
| Interior Features | Elevator, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Baseboard |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | None |
| # of Stories | 10 |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 60 |
| Zoning | CC-MH |

Listing Details

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

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