

**419, 126 14 Avenue SW**  
**Calgary, Alberta**

**MLS # A2214204**



**\$394,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	952 sq.ft.	<b>Age:</b>	1999 (26 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, Natural Gas
<b>Floors:</b>	Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 639
<b>LLD:</b>	-
<b>Zoning:</b>	CC-MH
<b>Utilities:</b>	-

**Inclusions:** n/a

Stylish Corner Unit with modern Upgrades in the Heart of the Beltline! This beautifully updated 2-bedroom, 2-bathroom CORNER unit on the 4th floor offers over 950 sq ft of trendy, urban living. Featuring upgraded laminate flooring and freshly painted walls throughout, this move-in ready home comes with 2 HEATED, UNDERGROUND, TITLED PARKING STALLS—a rare and valuable find in the city! This bright and airy unit boasts a spacious living room complete with a cozy gas fireplace, perfect for relaxing or entertaining. The functional kitchen includes three stainless steel appliances, ample cabinetry, and generous counter space—ideal for cooking and hosting. The large primary bedroom is a peaceful retreat, offering a walk-in closet and private 4-piece ensuite. A comfortable second bedroom, also has 4 piece bathroom. There is in-suite laundry with storage, and a south-facing balcony perfect for BBQs or morning coffee to complete the package. This pet-friendly, professionally managed building offers secure entry and is ideally located near the MNP Community Sports Centre, Scotiabank Saddledome, Victoria Park/Stampede C-Train Station, shopping, and the scenic Elbow River pathway system. It is also located just a 2-minute walk from Haultain Park and Central Memorial Park. Don't miss out! Book your showing today and make this exceptional Beltline home yours!