

# \$234,000 - 401, 340 14 Avenue Sw, Calgary

MLS® #A2211203

**\$234,000**

2 Bedroom, 1.00 Bathroom, 852 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Bring your renovation touch to this south balcony, 2-bedroom unit is situated in the fantastic Beltline neighborhood. It is an end unit located on the fourth floor. The functional kitchen with dining room and the master bedroom is generously sized, accommodating a king-sized bed, and the second bedroom is also a good size. A 4-piece bathroom and a storage room which can be easily convert to a in-unit laundry room and allowed by Condo Board. The building is centrally positioned in Beltline, only a few blocks from the downtown core, a C-Train station, shopping centers, and within walking distance of the top-ranked high school, Western Canada High School. Memorial Park and the library are situated just behind the building. This solidly constructed concrete building offers amenities such as a renovated indoor pool and fitness facility.

Built in 1972

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2211203  |
| Price          | \$234,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 852       |
| Acres          | 0.00      |
| Year Built     | 1972      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 401, 340 14 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 1H4               |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Coin Laundry, Elevator(s), Fitness Center, Indoor Pool, Spa/Hot Tub |
| Parking Spaces | 1                                                                   |
| Parking        | Assigned, Heated Garage, Parkade                                    |

### Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | See Remarks                 |
| Appliances        | Electric Oven, Refrigerator |
| Heating           | Baseboard, Natural Gas      |
| Cooling           | None                        |
| # of Stories      | 8                           |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 72               |
| Zoning         | CC-COR           |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.