

# \$339,900 - 710, 540 14 Avenue Sw, Calgary

MLS® #A2232976

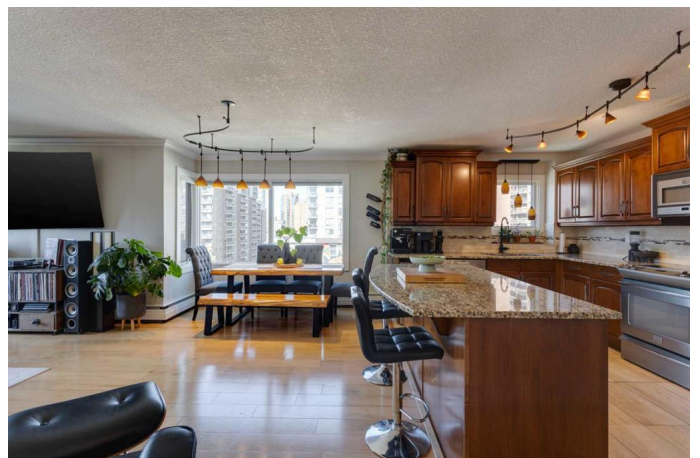
**\$339,900**

2 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Elevated living in Calgary's vibrant Beltline awaits the savvy professional seeking a warm and inviting home with sunlit skyline views. This open-concept single-level condo spans nearly 1,100 SF starting with a welcoming foyer that flows past a cleverly designed storage closet with in-suite laundry. At the heart of the home lies a bright, spacious kitchen bathed in sunlight featuring solid wood cabinetry, gleaming granite counters, a large island with seating room, ample storage, plus a wine fridge - making this the ideal space for entertaining loved ones, hosting cozy gatherings, or savouring a sunny morning coffee. Oversized southwest-facing windows open to a wraparound balcony that delivers panoramic city vistas from sunrise to starlit evenings with an ever-changing city backdrop. The generous primary bedroom includes a walk-in closet complete with built-ins and a private three-piece ensuite, while a second bedroom and full bath provide flexible space for guests or a home office. Enjoy access to a sleek fitness centre and elegant party room for energizing workouts and memorable gatherings to support your wellness and social lifestyle, while your own secure, gated parking stall offers effortless convenience and peace of mind. Within walking distance to the trendy cafes, boutique shops, and restaurants of 17th Avenue, plus easy access to parks, pathways, schools, and the downtown core, this home offers a truly connected urban experience. Whether you're seeking a stylish



work-from-home base, an investment property with wow-factor, or a comfortable downtown launchpad, this condo is designed for refined living, social connection, and unforgettable city nights. This is where your downtown YYC story begins!

Built in 1979

### Essential Information

MLS® #	A2232976
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,085
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	710, 540 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0M6

### Amenities

Amenities	Bicycle Storage, Fitness Center, Secured Parking, Party Room
Parking Spaces	1
Parking	Assigned, Covered, Stall, Secured

### Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s), Track Lighting
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Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Baseboard
Cooling	Central Air
# of Stories	14

## Exterior

Exterior Features	Balcony
Construction	Brick

## Additional Information

Date Listed	June 26th, 2025
Days on Market	9
Zoning	CC-MH

## Listing Details

Listing Office	RE/MAX House of Real Estate
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