

# \$443,850 - 601, 1001 14 Avenue Sw, Calgary

MLS® #A2252791

**\$443,850**

2 Bedroom, 2.00 Bathroom, 1,165 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover your new home in this spacious, over 1,100-square-foot condo. Filled with natural light, this thoughtfully designed unit offers views from a large, south-facing balcony—the perfect spot for your morning coffee or evening glass of wine.

The building is well-managed with a substantial reserve fund, providing peace of mind for future homeowners.

## Key Features of the Unit

**Parking & Security:** The unit includes a secure, heated indoor parking stall (#59) with a convenient car wash bay and ample outdoor visitor parking.

**Modern Kitchen:** A recently renovated kitchen boasts sleek stainless steel appliances, a stylish wine bar area, and a central island that's perfect for hosting.

**Open Concept Living:** The living room and dining area flow seamlessly together, creating an inviting space that extends onto the expansive balcony.

**Primary Suite:** The generously sized primary bedroom features a luxurious 4-piece ensuite with a deep soaker tub, a separate shower, a large vanity, and dual closets for all your storage needs.

**Second Bedroom:** The second bedroom is



spacious, offering plenty of closet space, making it ideal for guests, a roommate, or a home office.

In-unit Laundry: A dedicated laundry room with additional storage and a 3-piece bathroom adds convenience and functionality.

Building Amenities & Location

Enjoy a variety of building amenities, including a fitness room and a stunning rooftop patio with a solarium lounge and terraces—all offering incredible city views.

Located just a short walk from vibrant 17th Avenue, you'll have easy access to some of the city's best restaurants, boutique shops, and trendy cafes. This is more than a home; it's a lifestyle. Don't miss your chance to experience it.

Built in 1981

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252791          |
| Price          | \$443,850         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,165             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 601, 1001 14 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2R 1L2 |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Garbage Chute, Party Room, Roof Deck, Visitor Parking, Car Wash |
| Parking Spaces | 1                                                                                            |
| Parking        | Parkade, Underground                                                                         |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                      |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard, Natural Gas                                                                               |
| Cooling           | Central Air                                                                                          |
| # of Stories      | 11                                                                                                   |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 7                 |
| Zoning         | CC-MH             |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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