103 126 14 Avenue SW

Calgary | Active | MLS® A2324202

$299,500









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1999**	**970 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Welcome to this beautifully designed main floor condo offering 970 sqft of thoughtfully designed living space in the heart of downtown Calgary. Featuring 2 bedrooms, 2 bathrooms, a versatile den, underground parking, and an ideal split-bedroom layout, this home is perfectly suited for professionals, roommates, first-time buyers, or investors.
Step inside to discover durable laminate flooring that flows throughout the home, creating a warm and inviting feel. With no carpet anywhere in the unit, this home is both stylish and easy to maintain. Just off the entrance, you'll find a bright 4-piece bathroom finished in modern grey tones, along with the convenience of in-suite laundry and an additional storage closet. The open-concept living area is spacious and welcoming, centred around a cozy gas fireplace that creates the perfect place to relax after a busy day. The adjoining kitchen features timeless white cabinetry, a newer refrigerator, and an efficient layout that seamlessly connects to the living and dining areas, ideal for everyday living and entertaining. One of the standout features of this home is the dedicated den, offering valuable year-round living space that can easily adapt to your needs. Whether you're looking for a home office, nursery, reading library, hobby room, or additional flex space, this versatile area provides endless possibilities. The thoughtfully designed floor plan places the bedrooms on opposite sides of the living room, offering excellent privacy for homeowners, guests, or roommates. The spacious primary suite features laminate flooring, a walk-through closet, and a private 4-piece ensuite. The second bedroom also includes laminate flooring and its own closet, making every space both functional and low maintenance. Additional highlights include underground parking and an unbeatable downtown location. Enjoy being just minutes from downtown, Stampede Park, the Saddledome (and future Flames Arena), and the vibrant shops, cafés, and restaurants along First Street, including the popular First Street Market. With public transit, entertainment, dining, and everyday amenities all within walking distance, you'll love the convenience of inner-city living. Whether you're looking for your first home, a low-maintenance downtown lifestyle, or a fantastic investment opportunity, this well-designed condo offers exceptional value in one of Calgary's most walkable neighbourhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2324202
Bedrooms	2
Bathrooms	2
Year Built	1999
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	970 sq. ft.
Condo Fee:	$654.70
Condo Fee Includes:	Common Area Maintenance, Gas, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1999 (Age: 27)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9912839
Heating:	Baseboard, Hot Water
New Constr.:	No

Construction Material:	Brick, Stucco
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Laminate, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Polo Terrace
Community:	Beltline
Amenities:	Elevator(s), Secured Parking
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 21'5" × 12'10" ·
Main Floor	Kitchen · 10'7" × 9'11" ·
Main Floor	Office · 11'2" × 7'5" ·
Main Floor	Bedroom - Primary · 16'3" × 10'7" ·

Main Floor	Bedroom · 14'6" × 8'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	Ceiling Fan(s)
Exterior Features:	None
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Jul 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-126-14-avenue-sw-calgary-a2324202/

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