12 1339 14 Avenue SW

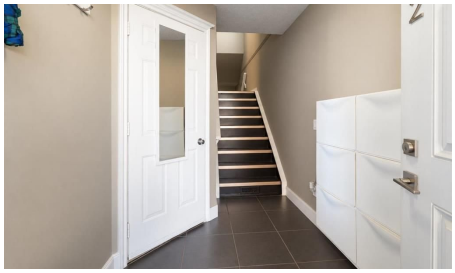
Calgary | Active | MLS® A2345661

$469,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1991**	**1,518.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

12 MONTHS of condo fees is on the seller!* Picture Saturday morning coffee in your own private courtyard, then a three-block stroll to brunch on 17th Avenue. Most people assume living this close to everything means giving up space, parking, a real place to work, and paying hefty condo fees on top of it. This 1,518 sq ft end-unit townhouse gives you all three with fees under $400 a month, and the best part is waiting on the top floor. Coming home starts at your attached garage, with a second spot on the driveway out front. That means no circling the block and no scraping the windshield on January mornings. Step inside and head to the back of the main level, where the family room opens right onto your private courtyard. This is the room that becomes whatever you need: a home gym, office, a guest space or a cozy spot for movie nights. Your laundry is right here too. Up a short flight of stairs, the main living floor is made for having people over. You'll find a gas fireplace and bay windows in the living room, a dining room with space for a proper dinner party, and a kitchen with granite counters and stainless steel appliances. The breakfast nook is where your mornings will happen, with a door out to the first of your two private balconies. A powder room on this level means guests never need to head upstairs. The top floor is your retreat. The primary bedroom has vaulted ceilings that make it feel open and airy, a full wall of closets, and a second private balcony for winding down in the evening. The 5-piece bathroom connects to both the primary and the hallway. It has a double vanity so nobody waits their turn, a soaker tub and a separate glass shower. The second bedroom solves the work-from-home problem: its walk-in closet has been transformed into a dedicated office nook, so your workday has its own space away from the couch. If you'd rather have the closet, it converts back easily. Then there's the neighbourhood. You're three blocks from the restaurants, patios and shops of 17th Avenue, an easy walk from downtown, and about 10 minutes on foot from Sunalta LRT. Priced with the existing Poly-B plumbing in mind. The complex is well managed, with healthy condo documents and no special assessments. This is the Beltline lifestyle you've been scrolling past, with the space and parking you thought you'd have to give up to get it. Don't wait, book your showing today! *Seller incentive: offered and paid by the seller, credited to the buyer on closing (12 months at the current $397.27/month condo fee).

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345661
Bedrooms	2
Bathrooms	2
Year Built	1991
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,518.6 sq. ft.
Main Level Finished Area:	584.49 sq. ft.
Upper Level Finished Area:	585.32 sq. ft.
Condo Fee:	$397.27
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	0
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1991 (Age: 35)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9210709
Heating:	Forced Air

Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Wilshire Estates
Community:	Beltline
Amenities:	Snow Removal, Trash
Appliances:	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Inclusions:	Ring Doorbell, All furniture is negotiable
Restrictions:	None Known

Pets Allowed:	Yes
Main Floor	Entrance · 9'9" × 6'2" ·
Main Floor	Bonus Room · 16'1" × 11'2" ·
2nd Floor	Breakfast Nook · 8'7" × 7'6" ·
2nd Floor	Dining Room · 9'11" × 9'10" ·
2nd Floor	Kitchen · 11'9" × 9' ·
2nd Floor	Living Room · 16'1" × 12'10" ·
3rd Floor	Bedroom · 10'8" × 9' ·
3rd Floor	Bedroom - Primary · 16'3" × 14'1" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Granite Counters, High Ceilings
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/12-1339-14-avenue-sw-calgary-a2345661/

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