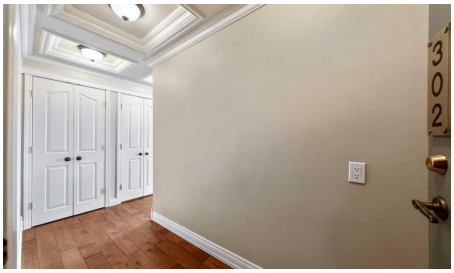
302 1208 14 Avenue SW

Calgary | Active | MLS® A2347866

$299,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1980**	**853.85 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

WHAT IF INNER-CITY CONDO LIVING DIDN'T MEAN COMPROMISING ON SPACE, SUNLIGHT, OR STYLE? This rare Beltline showstopper proves you can have all three. Fully renovated from top to bottom, this bright third-floor corner unit faces Connaught Off-Leash Park and combines an exceptionally spacious interior with a wrap-around, south-facing balcony and beautiful downtown views. You can feel the difference the moment you walk in. This 2-bedroom, 1-bathroom home offers a massive open-concept living space with room to comfortably entertain, dine, and relax without everything competing for space. The kitchen, dining, and living areas flow seamlessly together, while the corner location and abundance of windows fill the home with natural light. The attention to detail throughout is equally impressive. Coffered ceilings and recessed lighting create a refined finish more commonly associated with high-end homes, complemented by hardwood flooring and a beautifully renovated kitchen featuring granite countertops and quality cabinetry. Built-in speakers throughout, central vacuum, and recently installed bedroom carpeting add even more comfort and convenience. Thoughtful storage is another welcome surprise. In addition to the main entry coat closet, there is a large separate storage closet with enough space to double as a small workshop or hobby area. The in-suite laundry area is equally functional, complete with a laundry sink and additional shelving. Then there is the outdoor space. The wrap-around, south-facing balcony extends your living space outdoors, offering sunshine throughout the day along with beautiful views across the park and toward downtown. Whether enjoying your morning coffee, unwinding at the end of the day, or entertaining friends, it's a feature that makes this corner unit especially memorable. One HEATED parking stall with its own electrical outlet completes the everyday practicalities. Tucked along a quieter Beltline street yet surrounded by everything that makes inner-city living so desirable, you're within easy walking distance of 17th Avenue, cafés, restaurants, shopping, professional services, parks, and downtown. For buyers who love the convenience and energy of Beltline living but don't want to sacrifice space, natural light, outdoor living, or quality finishes to get it, this condo offers something increasingly difficult to find.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347866
Bedrooms	2
Bathrooms	1
Year Built	1980
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:	853.85 sq. ft.
Main Level Finished Area:	853.85 sq. ft.
Condo Fee:	$753.42
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	3
Stories Total:	7
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
Year built:	1980 (Age: 46)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8010907
Heating:	Baseboard

New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Other
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Parkade, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Parkside Terrace
Community:	Beltline
Amenities:	Bicycle Storage, Elevator(s), Garbage Chute, Secured Parking, Trash
Appliances:	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Inclusions:	Portable Air Conditioner, Central Vac (no attachments), Wall Mirror in dinning room, TV
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 8'6" × 3'8" ·
Main Floor	Kitchen · 11'4" × 8' ·
Main Floor	Dining Room · 12'10" × 6'7" ·

Main Floor	Living Room · 12'7" × 12' ·
Main Floor	Bedroom - Primary · 13'10" × 9'7" ·
Main Floor	Bedroom · 12'3" × 10'4" ·
Main Floor	Laundry · 7'4" × 5'2" ·
Main Floor	Workshop · 3'9" × 3'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Wired for Sound
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Wrap Around
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MHX
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/302-1208-14-avenue-sw-calgary-a2347866/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current

information.