303 1309 14 Avenue SW

Calgary | Active | MLS® A2346165

$169,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1979**	**679.34 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Price Adjustment 11-16 -Best Value! $169,000.00 Welcome to this sunny and bright corner one-bedroom plus den ideally located in the trendy Connaught area of Calgary's Beltline. Situated in a quiet concrete building, this well-designed home offers a spacious floor plan and a large covered south-facing balcony-perfect for enjoying the sunshine and extending your living space outdoors. The open-concept layout features a generous dining area and an exceptionally spacious living room with direct access to the balcony. A cozy den provides the perfect spot for a home office, reading area or additional flex space. The well-sized primary bedroom easily accommodates a king-size bed and features a walk-in closet. The four-piece bathroom offers plenty of counter and storage space and conveniently incorporates the in-suite laundry. Additional features include laminate and tile flooring, updated light fixtures, a secured assigned parking stall with plug-in, a separate storage locker, intercom system and two elevators.
Enjoy an outstanding inner-city location just minutes from downtown and within easy reach of the LRT, river pathway system and vibrant 17th Avenue. Restaurants, cafés, shopping and everyday amenities are all nearby, with convenient access to schools and churches. Vacant and ready for quick possession. Priced to sell and offering exceptional value-this is an opportunity you won't want to miss!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346165
Bedrooms	1
Bathrooms	1
Year Built	1979
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:	679.34 sq. ft.

Main Level Finished Area:	679.34 sq. ft.
Condo Fee:	$607.72
Condo Fee Includes:	Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Trash, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Other
Entry Level:	3
Stories Total:	9
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	1979 (Age: 47)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8010501, 7
Heating:	Baseboard, Hot Water
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Bathroom
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Monticello Estates
Community:	Beltline
Amenities:	Elevator(s), Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 17'10" × 12'2" ·
Main Floor	Kitchen · 8'1" × 7'8" ·
Main Floor	Dining Room · 8'11" × 8' ·
Main Floor	Den · 6'10" × 3'11" ·
Main Floor	Bedroom - Primary · 12'1" × 10'7" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	Elevator, Open Floorplan, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Sep 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/303-1309-14-avenue-sw-calgary-a2346165/

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

Data was last updated November 23, 2026 at 10:05 AM (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.