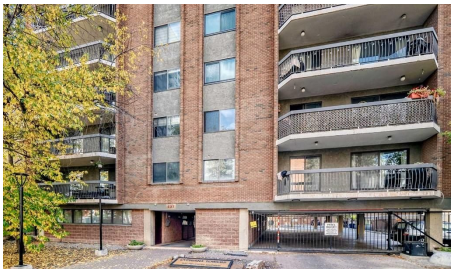
306 537 14 Avenue SW

Calgary | Active | MLS® A2350464

$240,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1979**	**985.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Stonemere Real Estate Solutions

A closer look

Welcome to great living in the heart of the Beltline and one of the largest two bedroom, one and a half bathroom, with in suite Laundry/storage unit, perfectly situated on a quiet tree -lined street just steps away from the trendy 17 Avenue. This unit facing south with a lot of natural light through-out. From the Kitchen you enter into the Dining area and Livingroom with a gas fireplace creating a warm focal pointe before leading onto private balcony where you can enjoy sonny Summer days. Primary bedroom offers a large closet space and a 2 pc ensuite, while secondary, good size Bedroom features sliding door which takes you to a large Balcony. Additional features include a secure underground parking, and a well-managed building with an incredible rooftop terrace complete with BBQs, pergolas, and panoramic downtown views. Just steps from Calgary's best restaurants, cafés, boutique shopping, and vibrant nightlife. Whether you're grabbing your morning coffee, meeting friends on 17th Avenue, walking to work downtown, or spending the weekend exploring nearby parks and festivals, this unbeatable Beltline location truly puts the best of the city at your doorstep.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350464
Bedrooms	2
Bathrooms	2
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:	985.5 sq. ft.
Condo Fee:	$889.46

Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Other
Entry Level:	3
Stories Total:	7
Levels:	Single Level Unit
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	5
Year built:	1979 (Age: 47)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	7911482
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Linoleum
Cooling:	None
Fireplaces:	1

Fireplace Details:	Gas
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Cypriana Towers
Community:	Beltline
Amenities:	Elevator(s)
Appliances:	Dishwasher, Dryer, Electric Stove, Garburator, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 16'2" × 15' ·
Main Floor	Dining Room · 10'1" × 7'4" ·
Main Floor	Kitchen · 9' × 7' ·
Main Floor	Bedroom - Primary · 14'3" × 10'11" ·
Main Floor	Bedroom · 11'11" × 11'6" ·
Main Floor	Laundry · 7'3" × 7' ·
Main Floor	Entrance · 11'11" × 7'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Pantry, Storage

Exterior Features:	Balcony, Private Entrance, Uncovered Courtyard
Patio And Porch Features:	Rooftop Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/306-537-14-avenue-sw-calgary-a2350464/

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

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