413 1025 14 Avenue SW

Calgary | Active | MLS® A2320459

$220,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1964**	**769.45 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Welcome to elevated inner-city living in one of Calgary's most walkable and sought-after locations. Perched on the top floor of a solid concrete building, this beautifully updated two-bedroom residence offers the perfect blend of style, comfort, convenience, and value.

Step inside and immediately appreciate the bright, open-concept design, where floor-to-ceiling patio doors flood the living space with natural light and frame attractive city views. The gourmet kitchen is designed to impress, featuring rich espresso shaker cabinetry, gleaming granite countertops, stainless steel appliances, a spacious center island with breakfast bar seating, and an ideal layout for entertaining family and friends.

The inviting living room flows seamlessly onto your private balcony, creating the perfect space to enjoy your morning coffee, unwind after work, or take in Calgary's vibrant skyline. As a top-floor unit, you'll also enjoy the peace and quiet that comes with having no neighbours above.

Both bedrooms are generously sized and offer excellent flexibility for professionals, roommates, guests, or a home office setup. The well-appointed bathroom features a deep soaker tub and full-height tile surround, creating a spa-inspired retreat. A welcoming foyer with front hall closet, full-sized in-suite laundry, ample in-suite storage, and a large dedicated storage locker that adds exceptional functionality to everyday living.

Additional highlights include an assigned parking stall with plug-in, engineered hardwood flooring, concrete construction for superior sound insulation, and a meticulously maintained building.

Located in the heart of the Beltline, you'll be just steps from 17th Avenue's renowned restaurants, cafés, boutiques, and nightlife, while also enjoying easy access to downtown, the Bow River pathway system, Community Natural Foods, Co-op Uptown Market, transit, parks, and countless amenities.

Whether you're a first-time buyer, urban professional, or savvy investor, this exceptional property offers an outstanding opportunity to own a premium top-floor unit in one of Calgary's most desirable neighbourhoods. Opportunities like this are rare-schedule your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2320459
Bedrooms	2
Bathrooms	1
Year Built	1964

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:	769.45 sq. ft.
Main Level Finished Area:	769.45 sq. ft.
Condo Fee:	$681.49
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1964 (Age: 62)
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:	0612830
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Off Street, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Ellendale
Community:	Beltline
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes

Main Floor	Kitchen With Eating Area · 13'1" × 12'2" ·
Main Floor	Living Room · 16'5" × 13'6" ·
Main Floor	Laundry · 2'6" × 2' ·
Main Floor	Balcony · 13'4" × 3' ·
Main Floor	Bedroom - Primary · 12'11" × 11'7" ·
Main Floor	Bedroom · 10'6" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Jun 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/413-1025-14-avenue-sw-calgary-a2320459/

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