606 317 14 Avenue SW

Calgary | Active | MLS® A2357729

$274,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1970**	**813.84 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

This beautifully renovated 2-bedroom, 1-bathroom, 813 SqFt condo is ideally situated in the heart of Calgary's vibrant entertainment district. Designed with a modern open-concept layout, the home feels bright and spacious with high-quality upgrades throughout. The custom kitchen features premium finishes including a high-end induction cooktop, built-in convection oven, counter-depth refrigerator, integrated dishwasher, quartz countertops, pantry, open shelving, USB outlets, and a cleverly designed in-cabinet organizer for cutting boards and bakeware. Warm hardwood flooring extends through the living areas and bedrooms, complemented by custom Hunter Douglas roller shades for both style and privacy. The two bedrooms are generously sized, with a well-appointed 3-piece bathroom showcasing a contemporary vanity, custom tiled shower, and modern tile flooring. Additional conveniences include an in-suite laundry with brand new washer and dryer with extra storage, central vacuum system, and a northwest-facing balcony offering sunset and downtown skyline views. This well-maintained building is in the process of having a new elevator installed. The property includes a titled underground parking stall and a large titled storage unit. Perfectly positioned, you'll be just steps from 17th Avenue, Central Memorial Park, Haultain Park & Tennis Courts, downtown amenities, and all that the 4th Street mission area has to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357729
Bedrooms	2
Bathrooms	1
Year Built	1970
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:	813.84 sq. ft.

Condo Fee:	$688.36
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	South, Southwest, West
Floor Location:	Other
Entry Level:	6
Stories Total:	7
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1970 (Age: 56)
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:	9811439
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None

Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Darlington Arms
Community:	Beltline
Amenities:	Elevator(s), Garbage Chute, Parking, Trash
Appliances:	Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Living Room · 13'10" × 10'6" ·
Main Floor	Kitchen · 14'3" × 8'3" ·
Main Floor	Dining Room · 10'6" × 7' ·
Main Floor	Bedroom - Primary · 13'2" × 10' ·
Main Floor	Bedroom · 9'2" × 8'11" ·
Main Floor	Laundry · 7'4" × 2'5" ·
Main Floor	Balcony · 8'1" × 6' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths

Interior Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Nov 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/606-317-14-avenue-sw-calgary-a2357729/

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