804 1001 14 Avenue SW

Calgary | Active | MLS® A2355343

$318,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1981**	**1,150.3 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

Opportunity for investors and buyers looking to enjoy Calgary's vibrant Beltline! Discover an exciting opportunity to own a 2 bedroom, 2 bathroom condo in the sought-after Cozart complex, offering an appealing combination of location, lifestyle and investment potential. Featuring approximately 1,150 sq. ft. of living space, this unit offers an open-concept layout with beautiful downtown views from the living and dining room windows. The functional floor plan provides two bedrooms and two bathrooms, making it an attractive option for first-time buyers, professionals, roommates or investors. Enjoy the benefits of this concrete-built building, offering enhanced sound insulation and a greater sense of privacy. Building amenities include an assigned parking stall, fitness room, party room, car wash bay and the impressive Sky Lounge rooftop patio, where you can take in breathtaking city views. Step outside and experience the best of urban living! You're just moments from vibrant 17th Avenue, downtown Calgary, popular restaurants, cafés, shopping, parks and public transit. Whether you're commuting to work, meeting friends or enjoying the city's lively atmosphere, this location puts convenience and lifestyle at your doorstep. Offered as a foreclosure opportunity, this property presents an option for buyers seeking an affordable opportunity or investors looking to expand their portfolio. Book your private showing today and explore the possibilities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355343
Bedrooms	2
Bathrooms	2
Year Built	1981
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:	1,150.3 sq. ft.

Condo Fee:	$829.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	8
Stories Total:	11
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1981 (Age: 45)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	8210785
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Central Air

Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Cozart
Community:	Beltline
Amenities:	Elevator(s), Fitness Center, Party Room
Appliances:	Other
Inclusions:	None
Restrictions:	See Remarks
Pets Allowed:	Call
Main Floor	Foyer · 8'1" × 5'4" ·
Main Floor	Balcony · 17'10" × 6' ·
Main Floor	Dining Room · 12'5" × 11'10" ·
Main Floor	Kitchen · 11'10" × 10'5" ·
Main Floor	Laundry · 9'5" × 5'2" ·
Main Floor	Living Room · 17'2" × 13'6" ·
Main Floor	Bedroom · 17'10" × 6' ·
Main Floor	Bedroom - Primary · 9'5" × 5'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Tile 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:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/804-1001-14-avenue-sw-calgary-a2355343/

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