

# \$325,000 - 610, 540 14 Avenue Sw, Calgary

MLS® #A2210843

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,088 sqft

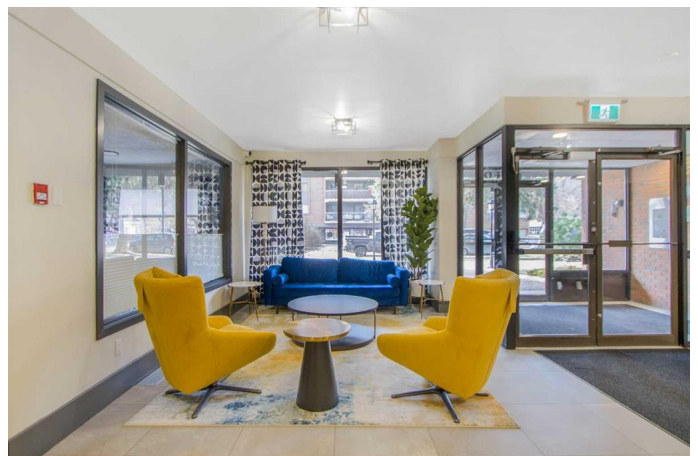
Residential on 0.00 Acres

Beltline, Calgary, Alberta

SUNNY SOUTHWEST corner unit on the sixth floor of "ROSEWOOD ESTATES" a truly amazing location. WALK and/or cycle everywhere within minutes of this property. \*\* DOWNTOWN \*\* -- \*\* the RED Mile and the always popular 17th AVENUE stroll for its many/many pubs and eateries \*\* -- \*\* AWESOME shopping \*\*\* the SADDLEDOME \*\* the BMO Event Centre and \*\*\* the NEW Hocky Arena. \*\*\* THIS is a tastefully upgraded and meticulously maintained 1100 plus square foot " 2-bedroom & 2-bathroom condo with a super bright and airy open plan that has floor to ceiling windows and patio doors to a large wrap around deck. Great to just chill or hang out with your friends. THIS building has recently gone thru some upgrades and renovations. When you enter the building " there is a beautifully decorated and comfortable lobby where you can lounge with friends and or neighbours, there is a good size meeting / party room and a very good exercise room with some great equipment. DON'T miss this one " CALL your favorite realtor for a viewing "or" come by the "OPEN HOUSE" Saturday April 12th or Sunday April 13th from 1:30 PM -to- 4:00 PM. Come by and "CHECK-it-OUT" --- you will not be disappointed.

Built in 1978

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2210843          |
| Price          | \$325,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,088             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 610, 540 14 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0M6               |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Fitness Center, Bicycle Storage |
| Parking Spaces | 1                               |
| Parking        | Underground                     |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Hot Water                                                                  |
| Cooling           | Central Air                                                                |
| # of Stories      | 14                                                                         |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony             |
| Roof              | Flat Torch Membrane |
| Construction      | Brick, Concrete     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 10               |
| Zoning         | CC-MH            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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