

# \$299,000 - 1601, 733 14 Avenue Sw, Calgary

MLS® #A2260857

**\$299,000**

2 Bedroom, 2.00 Bathroom, 839 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**MAJOR PRICE ADJUSTMENT.** This 16th floor sub-penthouse corner/end unit overlooks the tranquility of historic Beaulieu Gardens and Lougheed House. The downtown views that perform 24/7 are absolutely stunning. The island kitchen plan is great for entertaining with an open balcony to take it all in. Finishes include granite counters, beautifully stained cabinetry and contemporary millwork. Both bedrooms are generously proportioned with east and south exposure. There is premium quality covered assigned parking stall, lots of storage plus both in suite and common laundry. The building is pet friendly with a fitness centre and recreation room and sits on by urban standards a huge private park like lot. Condo fees include electricity/all utilities except internet/cable. The location is a Walkers and Biker's paradise (scoring 100 and 97) with some of the best cafes, restaurants, shopping, cultural and recreational amenities within minutes of your door.

Built in 1967

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2260857  |
| Price      | \$299,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 839               |
| Acres          | 0.00              |
| Year Built     | 1967              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1601, 733 14 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R0N3                 |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Park, Party Room, Recreation Room, Storage |
| Parking Spaces | 1                                                                                        |
| Parking        | Assigned, Carport, Covered                                                               |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, See Remarks                                                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, European Washer/Dryer Combination |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                 |
| Cooling           | None                                                                                                              |
| # of Stories      | 16                                                                                                                |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony                                   |
| Lot Description   | Back Lane, Corner Lot, See Remarks, Views |
| Roof              | Tar/Gravel                                |
| Construction      | Brick, Concrete                           |
| Foundation        | Poured Concrete                           |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 30th, 2025 |
|-------------|----------------------|

|                |       |
|----------------|-------|
| Days on Market | 9     |
| Zoning         | CC-MH |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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