

# \$322,000 - 401, 537 14 Avenue Sw, Calgary

MLS® #A2211831

**\$322,000**

2 Bedroom, 1.00 Bathroom, 922 sqft

Residential on 0.00 Acres

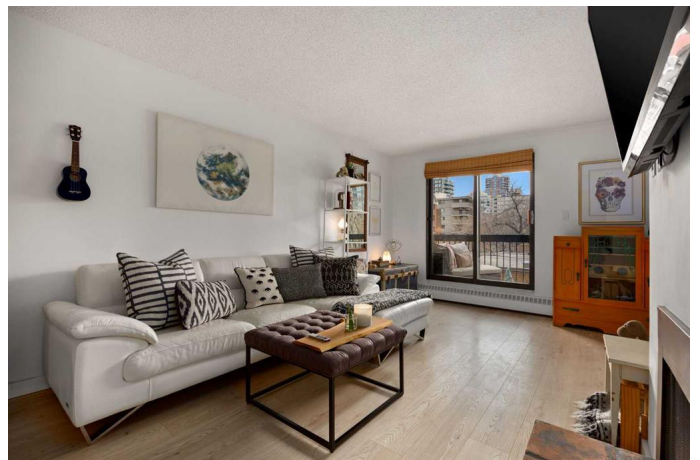
Beltline, Calgary, Alberta

Welcome to this beautifully renovated, bright, and spacious two-bedroom apartment in the heart of the Beltline, ideally situated just steps from 17th Avenue, 4th Street, the Stampede Grounds, and the Downtown Core. Nestled in one of the quietest corners of the building, this unit offers a peaceful retreat, complete with a large, private west-facing balcony—perfect for enjoying the sunsets. Access the balcony from both the living room and the primary bedroom, creating a smooth flow between indoor and outdoor spaces.

Inside, you'll find an open-concept kitchen with a central island, a cozy gas fireplace, fresh vinyl plank flooring throughout, and in-suite laundry for added convenience. The living room features elegant French doors leading to the second bedroom, which serves as an excellent flex space. The renovated bathroom showcases extensive tile work, while the primary bedroom is generously sized and filled with natural light.

The building offers fantastic amenities, including a rooftop patio with breathtaking views of the Stampede Fireworks, a relaxing sauna, a newly upgraded elevator, and renovated common areas. Enjoy the added peace of mind with secure, remote-controlled parking access, as well as both in-suite and common laundry facilities.

This exceptional property is truly a must-see.



Schedule your viewing today!

Built in 1979

### Essential Information

MLS® #	A2211831
Price	\$322,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	922
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	401, 537 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0M7

### Amenities

Amenities	Elevator(s), Laundry, Parking, Roof Deck, Sauna, Snow Removal, Trash
Parking Spaces	1
Parking	Covered, Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
# of Stories	7

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

## Additional Information

Date Listed	April 22nd, 2025
Zoning	CC-MH

## Listing Details

Listing Office	CIR Realty
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