

# \$228,000 - 401, 340 14 Avenue Sw, Calgary

MLS® #A2251729

**\$228,000**

2 Bedroom, 1.00 Bathroom, 852 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Freshly painted in a modern neutral palette, this 2 bedroom Beltline condo offers incredible potential in an amenity-rich building. Large south-facing windows and balcony flood the living space with natural light, creating an inviting atmosphere ready to be personalized. The functional galley kitchen connects easily to the dining area and spacious living room, while the primary bedroom easily accommodates a king-sized bed and the second bedroom provides great flexibility for guests, a home office or hobbies. A full 4-piece bathroom and in-suite storage with condo board approval for laundry conversion add everyday convenience. Enjoy year-round amenities including a heated indoor pool, fitness facility and sauna, plus secure underground heated parking. Set in a solid concrete building just steps to the downtown core, C-Train, shopping, cafes, Western Canada High School, Memorial Park and the library, this is an ideal opportunity to live in the heart of Calgary with endless lifestyle options at your doorstep!

Built in 1972

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2251729  |
| Price     | \$228,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 852               |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 401, 340 14 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 1H4               |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Coin Laundry, Elevator(s), Fitness Center, Indoor Pool, Spa/Hot Tub |
| Parking Spaces | 1                                                                   |
| Parking        | Assigned, Heated Garage, Parkade                                    |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | See Remarks                                   |
| Appliances        | Electric Oven, Refrigerator, Window Coverings |
| Heating           | Baseboard, Natural Gas                        |
| Cooling           | None                                          |
| # of Stories      | 8                                             |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 67                |
| Zoning         | CC-COR            |

### Listing Details

Listing Office

RE/MAX Landan Real Estate

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