

# \$345,000 - 303, 537 14 Avenue Sw, Calgary

MLS® #A2195366

**\$345,000**

2 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience modern living at its finest in this freshly updated and move-in ready 2-bedroom, 1.5-bath condo in the highly sought-after Cypriana Towers! Recently painted, this stylish home is now vacant and ready for immediate possession.

Step inside to discover a bright, open-concept layout featuring sleek laminate flooring, custom cabinetry, quartz countertops, and stainless steel appliances, all enhanced by elegant under-cabinet lighting. The spacious living room is a true showstopper, with striking floor-to-ceiling tile and a cozy gas fireplace – perfect for relaxing or entertaining.

The primary bedroom offers a private 2-piece ensuite and dual closets, while the second bedroom provides ample space and direct access to the large balcony through sliding doors – ideal for morning coffee or evening unwinding. Both bathrooms are finished with stylish tile and quartz countertops for a polished, modern look.

Additional perks include in-suite laundry, generous storage, and an assigned underground heated and secured parking stall with an additional storage locker. Residents also enjoy access to a rooftop patio, perfect for summertime lounging and entertaining.

All of this, just steps to the vibrant shops, cafes, and restaurants of 17th Avenue, and



only minutes to downtown Calgary.

Fresh, vacant, and waiting for you – book your private showing today!

Built in 1980

**Essential Information**

MLS® #	A2195366
Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	959
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

**Community Information**

Address	303, 537 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0M7

**Amenities**

Amenities	Elevator(s), Parking, Roof Deck, Secured Parking, Visitor Parking, Dog Run, Sauna, Snow Removal, Trash
Parking Spaces	1
Parking	Underground, Assigned

**Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window

	Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	8

## Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete

## Additional Information

Date Listed	February 25th, 2025
Days on Market	73
Zoning	CC-MH

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.