



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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212, 126 14 Avenue SW  
Calgary, Alberta

MLS # A2227164



**\$349,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 884 sq.ft.                         | Age:   | 1999 (26 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Heated Garage, Titled, Underground |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                           |            |        |
|-------------|---------------------------|------------|--------|
| Heating:    | Baseboard                 | Water:     | -      |
| Floors:     | Ceramic Tile, Hardwood    | Sewer:     | -      |
| Roof:       | -                         | Condo Fee: | \$ 594 |
| Basement:   | -                         | LLD:       | -      |
| Exterior:   | Brick, Stucco, Wood Frame | Zoning:    | CC-MH  |
| Foundation: | -                         | Utilities: | -      |
| Features:   | No Smoking Home           |            |        |

Inclusions: TV & Mount, Mirror

Welcome to #212 at 126 14 Avenue SW — a well-maintained 2-bedroom, 2-bath condo offering 884 sq. ft. of comfortable living in the heart of Calgary's vibrant Beltline. Located on the quiet 2nd floor, this bright and open layout features a spacious living room with a cozy corner gas fireplace and access to a large private balcony — perfect for morning coffee or evening downtime. The kitchen includes a raised breakfast bar, plenty of storage, and stainless steel fridge and dishwasher. The primary bedroom offers a walk-through closet and a 4-piece ensuite with a relaxing soaker tub, while the second bedroom is ideal for guests or a home office. Additional features include in-suite laundry with storage space, a full guest bathroom, and 1 titled underground parking stall. Enjoy the unbeatable inner-city location — just steps from 1st Street and 17th Ave, MNP Community & Sport Centre, Saddledome, Stampede Grounds, and within easy reach of downtown and transit.