

# \$596,000 - 701, 1208 14 Avenue Sw, Calgary

MLS® #A2215125

**\$596,000**

3 Bedroom, 3.00 Bathroom, 1,676 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

\*\*\*\*OPEN HOUSE SATURDAY APRIL 26, 1-3PM \*\*\*\*.A rare opportunity to own a southwest corner penthouse with a private rooftop retreat in "Parkside Terrace." This two-storey residence is bathed in natural light, offering an open-concept layout with hardwood floors throughout. A generous living space features a wood-burning fireplace with stone surround, flows seamlessly to the large dining area and chef inspired kitchen – featuring granite and butcher-block counters, induction cooktop, wall oven, and a industrial size fridge and freezer. A 23 foot south-facing balcony extends the living space outdoors. Upstairs, the king-sized primary suite includes a walk-in closet with custom organizers and a contemporary ensuite with double sinks and a glass shower. A second bedroom, also with ensuite and large closet, opens directly to the spectacular private rooftop patio – a sun-drenched space perfect for entertaining or relaxing. Additional features include a bright home office/den, two parking stalls (one underground, one surface), in-suite laundry, and a large storage room. The building has recently undergone major upgrades including a new roof and modern glass balconies. Pet-friendly and exceptionally located across from Connaught Park, steps to 17th Avenue, and minutes to downtown. An Exceptional offering. Move in & Enjoy!

Built in 1979



## Essential Information

MLS® #	A2215125
Price	\$596,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,676
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

## Community Information

Address	701, 1208 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0V9

## Amenities

Amenities	Elevator(s), Parking
Parking Spaces	2
Parking	Parkade, Underground
# of Garages	1

## Interior

Interior Features	Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Induction Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

# of Stories	8
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## Exterior

Exterior Features	Balcony
Construction	Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	2
Zoning	CC-MHX

## Listing Details

Listing Office	CIR Realty
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