

# \$319,900 - 703, 812 14 Avenue Sw, Calgary

MLS® #A2208794

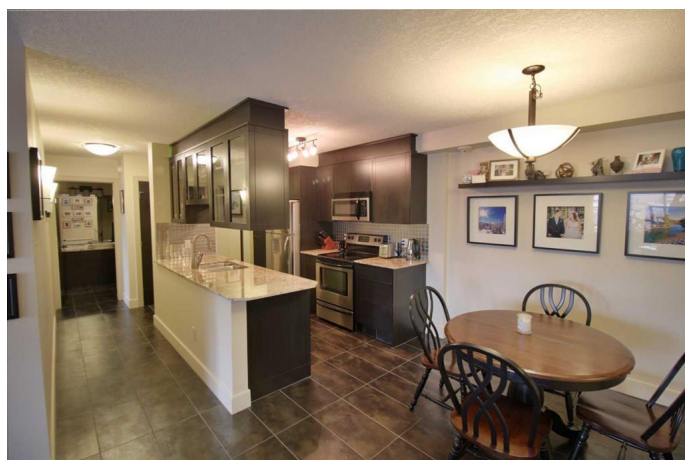
**\$319,900**

2 Bedroom, 1.00 Bathroom, 759 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

WELCOME TO THE PH03 PENTHOUSE AT THE EIGHTWELVE in the Beltline, just blocks to the downtown core!! This large 830 sqft (builders size), (759 sqft RMS) two bedroom luxury condo has UNOBSTRUCTED CITY SKYLINE VIEWS, with a north facing balcony with BBQ. THE ULTIMATE DOG LOVERS INNER CITY CONDO BUILDING WITH A PRIVATE DOG RUN!! Lots of natural light. The 812 is a remarkable condo conversion, completed in 2009. A very unique opportunity, resale units in this building are rarely ever listed on the MLS. LEGAL AIR BNB property with board approval. Concrete building, high end contemporary finishing, stainless appliances, granite counters, solid wood doors, custom hardwood flooring, solid wood custom cabinets, upgraded tap, lighting and hardware fixtures. In-suite laundry & storage, titled covered/heated & street permit parking. Common rooftop furnished BBQ patio area with skyline views. Common workout room, and owner lounge. CMHC INSURED building with low 5% down payment option. Shows 10/10, no expense spared, recently painted, beautiful common areas, hallways and front entrance. Book your private showing today. PRICED FOR A QUICK SALE, INNER CITY PRICES ARE GOING UP!! Value priced at \$319,900. Amazing central Beltline location off 17th Ave, 100 walk score, too many amenities in the area to mention, #703 812 14th Ave SW. Vacant and available for quick possession, CONDO FEES INCLUDE HEAT



AND WATER!!

Built in 1977

### Essential Information

MLS® #	A2208794
Price	\$319,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	759
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

### Community Information

Address	703, 812 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0N6

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Recreation Room, Secured Parking, Trash, Visitor Parking, Dog Run, Roof Deck
Parking Spaces	1
Parking	Off Street, Parkade, Titled, Underground, Covered
# of Garages	1

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks
Appliances	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas

Cooling	None
# of Stories	7
Basement	None

### **Exterior**

Exterior Features	Balcony, Courtyard, Dog Run
Roof	Asphalt/Gravel
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	11
Zoning	CC-MH

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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