

# \$328,000 - 830, 540 14 Avenue Sw, Calgary

MLS® #A2218145

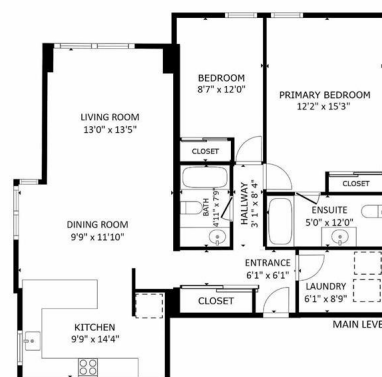
**\$328,000**

2 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

CONCRETE CONSTRUCTION | SOUTH & EAST FACING BALCONY | 2 BEDROOMS + 2 BATHROOMS | 8TH FLOOR CORNER UNIT | BIKE STORAGE, GYM + SOCIAL ROOM | Welcome to Rosewood Estates in Calgaryâ€™s vibrant Beltline, just steps from the restaurants, shopping, and the energy of 17th Avenue. This bright and airy corner unit offers over 1100 sq ft of functional living space with two spacious bedrooms, two full bathrooms, and a well-designed open layout. Youâ€™ll love the easy-clean laminate flooring throughout, plus the comfort of central air conditioning and in-suite laundry with extra storage space. The kitchen features stainless steel appliances, a large pantry, and a convenient eat-up bar with stone counters that flows seamlessly into the open living and dining area. Floor-to-ceiling windows flood the space with natural light and connect you to the wraparound southeast-facing balconyâ€”perfect for morning coffee and unwinding with city views in the evening. The primary bedroom is generously sized with a walk-through closet and private 3-piece ensuite, while the second bedroom and 4-piece bath are ideal for guests or roommates. Rosewood Estates offers a beautifully renovated lobby, secured parking, a well-equipped fitness room, bike storage, and a social room for gatherings. This is a well-managed, pet-free building with a friendly sense of community. An unbeatable downtown location - steps from all the best of 17th Ave,



downtown, Stampede Park, and LRT accessâ€”this is the lock-and-leave lifestyle youâ€™ve been waiting for. You may see a virtual tour of this home by clicking the 3D tour icon.

Built in 1978

**Essential Information**

MLS® #	A2218145
Price	\$328,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	830, 540 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0M6

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

**Interior**

Interior Features	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	14

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

### Additional Information

Date Listed	May 8th, 2025
Days on Market	3
Zoning	CC-MH

### Listing Details

Listing Office	CIR Realty
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