

# \$359,000 - 303, 537 14 Avenue Sw, Calgary

MLS® #A2195366

**\$359,000**

2 Bedroom, 2.00 Bathroom, 959 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience modern living in this beautifully remodeled 2-bedroom, 1.5-bath condo, ideally situated in the sought-after Cypriana Towers. Featuring an open-concept layout, this stylish unit boasts laminate flooring throughout, custom cabinetry, quartz countertops, and stainless steel appliances, all complemented by elegant under-cabinet lighting.

The spacious living room is a true focal point, highlighted by floor-to-ceiling tile and a cozy gas fireplace. The primary bedroom includes a 2-piece ensuite and dual closets, while the second bedroom offers ample space and direct access to the expansive balcony through a sliding door. The main bathroom is beautifully designed with tile finishes and a quartz countertop.

Additional conveniences include in-suite laundry, generous storage space, and an assigned underground heated/secured parking stall with a storage locker. Residents of Cypriana Towers enjoy an exceptional location, just steps from 17th Ave's vibrant shopping and dining scene and minutes from downtown Calgary. As an added bonus, the rooftop patio provides the perfect space for summertime relaxation and entertaining.

Don't miss this opportunity—schedule your viewing today!



Built in 1980

## Essential Information

MLS® #	A2195366
Price	\$359,000
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, Secured Parking, Snow Removal, Trash, Visitor Parking, Dog Run, Roof Deck, Sauna
Parking Spaces	1
Parking	Underground, Assigned

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Stove(s)
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	42
Zoning	CC-MH

### **Listing Details**

Listing Office	eXp Realty
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