

# \$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 at its finest in this freshly updated and move-in ready 2-bedroom, 1.5-bath condo in the highly sought-after Cypriana Towers! Recently painted and professionally cleaned, this stylish home is now vacant and ready for immediate possession.

Step inside to discover a bright, open-concept layout featuring sleek laminate flooring, custom cabinetry, quartz countertops, and stainless steel appliances, all enhanced by elegant under-cabinet lighting. The spacious living room is a true showstopper, with striking floor-to-ceiling tile and a cozy gas fireplace – perfect for relaxing or entertaining.

The primary bedroom offers a private 2-piece ensuite and dual closets, while the second bedroom provides ample space and direct access to the large balcony through sliding doors – ideal for morning coffee or evening unwinding. Both bathrooms are finished with stylish tile and quartz countertops for a polished, modern look.

Additional perks include in-suite laundry, generous storage, and an assigned underground heated and secured parking stall with an additional storage locker. Residents also enjoy access to a rooftop patio, perfect for summertime lounging and entertaining.

All of this, just steps to the vibrant shops,



cafes, and restaurants of 17th Avenue, and only minutes to downtown Calgary.

Fresh, vacant, and waiting for you – book your private showing 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      | Dog Run, Elevator(s), Parking, Roof Deck, Sauna, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                      |
| Parking        | Assigned, Underground                                                                                  |

**Interior**

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
|-------------------|---------------------------------|

|                 |                                                                                |
|-----------------|--------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Window Coverings, Washer |
| 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 | 55                  |
| Zoning         | CC-MH               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.