

# \$350,000 - 420, 540 14 Avenue Sw, Calgary

MLS® #A2228810

**\$350,000**

2 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

CONCRETE CONSTRUCTION | North & WEST FACING BALCONY | 2 BEDROOMS + 2 BATHROOMS | 4TH 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 and convenient eat-up bar with stone counters that flows seamlessly into the open living and dining area. Large 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 2-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 access.



This is the lock and leave lifestyle youâ€™ve been waiting for

Built in 1978

**Essential Information**

MLS® #	A2228810
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,121
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	420, 540 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0M6

**Amenities**

Amenities	Fitness Center, Party Room
Parking Spaces	1
Parking	Underground

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	Central Air

# of Stories	14
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## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	24
Zoning	CC-MH

## Listing Details

Listing Office	RE/MAX First
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