

# \$334,900 - 122, 126 14 Avenue Sw, Calgary

MLS® #A2220449

**\$334,900**

2 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*\*OPEN HOUSE SUNDAY JULY 6TH**

**BETWEEN 12:00-2PM\*\*\*** Welcome to this exceptionally spacious and well-maintained 2-bedroom, 2-bathroom condo in the highly sought-after Polo Terrace complex, located in the vibrant heart of downtown Calgary. This impressive main-floor unit offers over 1,000 square feet of thoughtfully designed living space, perfect for buyers seeking comfort, functionality, and unbeatable urban convenience.

As you enter, youâ€™ll immediately appreciate the open concept layout, creating a seamless flow between the kitchen, dining, and living areasâ€”ideal for entertaining guests or enjoying quiet evenings at home. The kitchen features ample cabinetry and counter space, making meal prep easy and enjoyable, while the adjacent dining area easily accommodates a full-sized table.

The living room is bright and welcoming, thanks to large windows and the adjoining fully enclosed sunroomâ€”a standout feature that offers year-round enjoyment. Whether used as a home office, workout area, reading nook, or indoor garden space, this sunroom brings incredible versatility and added square footage rarely found in downtown condos.

The primary bedroom is generously sized and includes a walk-through closet and 4-piece ensuite bathroom. The second bedroom is



located on the opposite side of the unit for enhanced privacy and is serviced by a full 4-piece bathroom, making this an ideal layout for roommates, guests, or a small family.

Additional features include a spacious laundry room that doubles as a walk-in pantry or extra storage space, secure underground parking, and durable finishes throughout that make the unit move-in ready and easy to maintain.

Enjoy all the benefits of inner-city living—steps to transit, restaurants, shopping, parks, and Calgary’s extensive pathway system, while still having the peace of mind that comes with a well-run condo building. This is a rare opportunity to own a sizable unit in a prime downtown location, perfect for first-time buyers, downsizers, or investors looking for long-term value.

Built in 1999

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2220449          |
| Price          | \$334,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,001             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 122, 126 14 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2R0L9  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Parking, Bicycle Storage, Snow Removal |
| Parking Spaces | 1   |
| Parking        | Underground, Off Street                             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Elevator, No Animal Home |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer   |
| Heating           | Baseboard  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 5  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Playground                    |
| Construction      | Stucco, Vinyl Siding, Wood Frame, Brick |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 96             |
| Zoning         | CC-MH          |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR 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.