

# \$269,900 - 1004, 1020 14 Avenue Sw, Calgary

MLS® #A2232808

**\$269,900**

2 Bedroom, 2.00 Bathroom, 1,110 sqft

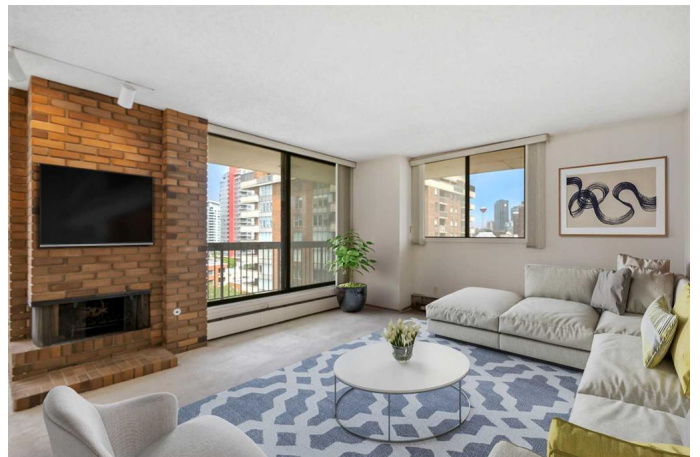
Residential on 0.00 Acres

Beltline, Calgary, Alberta

A rare opportunity to own a bright, spacious corner in a concrete building with just four units per floor, in one of Calgary's most vibrant and walkable communities. This building offers privacy and peace of mind and a quiet residential atmosphere that's protected by a no short-term rental policy. Inside, you'll find over 1,100 square feet of open-concept living, bathed in natural light streaming through large windows and anchored by a charming wood-burning fireplace with gas lighter—perfect for cozy evenings at home.

Step out onto your massive wrap-around balcony and take in sweeping views of downtown Calgary and the western skyline. The functional layout features two generously sized bedrooms, including a king-sized primary retreat with a HUGE walk-in closet and a full private ensuite bathroom—a rare feature. The second bedroom offers flexibility for guests or a home office, and the in-suite laundry room with storage adds extra convenience.

Bristol Manor offers secure, heated underground parking with stalls large enough to accommodate personal storage sheds (with board approval), a secure bike storage room on the main level, and recently refurbished elevators. You'll also enjoy access to a full range of amenities, including a fitness room, dry sauna, social/games room, and a sun-soaked rooftop patio with spectacular



viewsâ€”ideal for entertaining or relaxing in the summer months.

Set on a quiet street in the heart of Calgaryâ€™s Beltline, this location is truly unbeatable. Youâ€™re just steps from Barb Scott Park (complete with a winter skating rink), Tomkins Park, and the shops, restaurants, and energy of 17th Avenue SW. With a Walk Score of 99, transit, groceries, green space, and entertainment are all within easy reach.

Pet-friendly (up to two pets, no more than 26 lbs each), this is a rare chance to own in a sought-after building where comfort, location, and lifestyle come together. Schedule your private showing today!

Built in 1981

**Essential Information**

MLS® #	A2232808
Price	\$269,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,110
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1004, 1020 14 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2R 0P1

### Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Trash, Garbage Chute
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Brick Facing, Gas Log, Wood Burning
# of Stories	12

### Exterior

Exterior Features	None
Construction	Brick

### Additional Information

Date Listed	June 24th, 2025
Days on Market	4
Zoning	CC-MH

### Listing Details

Listing Office	RE/MAX First
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