

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

MLS® #A2232808

\$269,900

2 Bedroom, 2.00 Bathroom, 1,110 sqft

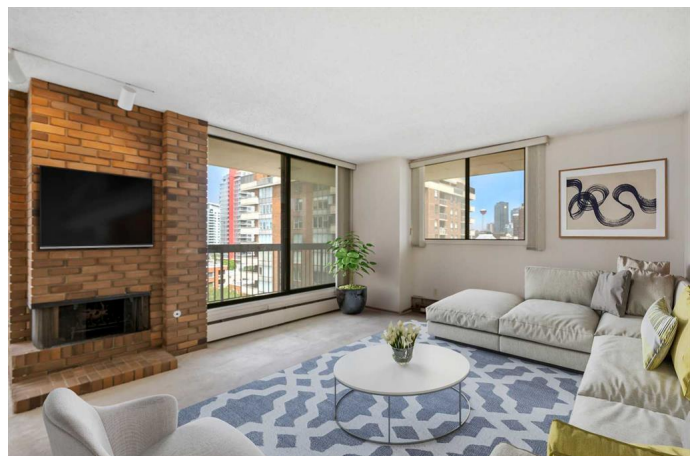
Residential on 0.00 Acres

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	5
Zoning	CC-MH

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.