

# Welcome Home to

#203 1309 14 Avenue SW



**Chris Zaharko**  
Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

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*Top 1% Nationally*





Welcome to Monticello Estates! Located in the Beltline, this well thought out one bedroom, one bathroom end unit is perfect for students and young professionals. Tastefully finished with hardwood floors, grey palette & feature walls. The galley kitchen offers a breakfast bar and stainless steel appliances. Enjoy the morning sun through the dining areas large SE facing window. The living room with access to the large south facing balcony, is nice and bright with big windows and a garden door. You'll appreciate the office nook, providing space to work from home without taking up your bedroom and living space. The 2 in 1 washer is conveniently located in the bathroom. Assigned covered parking means you won't have to worry about finding street parking! Walking distance to all the amenities of 17th Ave and Kensington. Minutes to SAIT, U of C and Mount Royal University. Walk to work Downtown. Easy access to 14 St SW and Transit.







**MLS:** A1218476  
**Year Built:** 1979  
**Style:** Single Level Unit  
**Total SqFt:** 680.84  
**Taxes (2021):** \$1,325  
**Condo Fees** \$507.11/Monthly  
**Features:** Breakfast Bar  
**Bedrooms:** 1  
**Bathrooms** 1  
**Parking** 1 Assigned Stall

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