

202, 2307 14 Street SW
Calgary, Alberta

MLS # A2168529



\$399,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	971 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 660
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island		

Inclusions: none

ROOF TOP PATIO! SUNNY PRIVATE PATIO with the most incredible DOWNTOWN VIEWS. Inner city living at its finest with this 2nd floor corner unit, where contemporary elegance meets functional design. This 2-bed + 2-bath home, over 971 sqft, offers a thoughtful floor plan inviting relaxation and entertainment. Upon entering, you are greeted by practical storage and beautiful engineered hardwood floors. Open concept design allows for seamless flow between the kitchen, dining, and living areas creating an inviting atmosphere, ideal for intimate gatherings and large celebrations. The gourmet kitchen stands as the heart of the home, showcasing modern appliances and a spacious island that doubles as a casual dining spot. Its design ensures culinary experiences are as enjoyable as they are effortless. Off the kitchen is private access to your own personal balcony for those morning coffees and evening BBQ's. The primary bedroom is a welcome retreat that comfortably fits a king-size bed, complete with a walk through closet and well-situated en-suite with granite counter tops and loads of storage. The second bedroom on the other side of the condo optimizes complete privacy and offers versatility as a guest room or home office, with the second bathroom conveniently placed a few steps away. There is a seperate laundry room. The balcony has a natural gas outlet ready for year long outdoor cooking. The unit's corner positioning enhances privacy and provides abundant light, accented by the beautiful treed view that is rare for inner city living. This home includes one titled underground parking stall to help keep your vehicle protected from the elements and adds to the convenience. Bike storage room is also available in the building. In addition, there is a dedicated

storage locker which provides another area to store seasonal items. Ascend to the 4th-floor rooftop patio that provides ample seating to host BBQ get-togethers, relax in the sun, entertain friends, garden in the community gardens, and soak in unbelievable 360-degree views of the city. This pet-friendly building (1 pet allowed, dog or cat no more than 12 inches in over height and not over 20 lbs) is across from the prestigious Mount Royal community, walking distance to popular 17th Avenue shops and restaurants, a few minutes' drive to Crowchild Trail or Downtown. Walk out your front door to grab your morning Starbucks. Unit is being sold fully furnished. Incredible value.