

804, 215 14 Avenue SW
Calgary, Alberta

MLS # A2193247



\$340,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	914 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Electric Gate, Outside, Secured, Stall		
Lot Size:	-		
Lot Feat:	Other, Paved, Private, Street Lighting, Views		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: \$ 617

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

Welcome to this stunning 2-bedroom, 2-bathroom condo where pride of ownership shines throughout. Featuring a spacious open floor plan filled with natural light, the kitchen offers ample storage with plenty of cabinetry, newer stainless steel appliances, and granite countertops, including a large island that's perfect for meal prep or entertaining friends and family. Adjacent to the kitchen, the cozy living room provides a relaxing space complete with a fireplace. The primary bedroom easily accommodates a king-sized bed, while the second bedroom is perfect for guests or a home office. With two full 4-piece bathrooms, convenience is at your fingertips. The in-suite laundry and storage room add extra functionality to the unit. Step out onto the wraparound balcony with south and west exposures and enjoy stunning downtown views, sunsets, and fireworks from Stampede Park. Ideally located for walking to downtown, and nearby 1st Street, 17th Ave, and 4th Street's coffee shops, restaurants, pubs, yoga studios, gyms, and more, this home offers both comfort and convenience. Don't miss your chance—schedule a showing today!