

212, 1800 14A Street SW  
Calgary, Alberta

MLS # A2200916



**\$349,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 613
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	C-COR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, See Remarks		

**Inclusions:** None

Discover your dream condo just steps away from all the restaurants and shops of 17th avenue! This stylish and extensively renovated 913 sq ft unit features 2 bedrooms and 2 bathrooms, offering the perfect blend of modern design and urban convenience. Step inside to find elegant &quot;hardwood inspired&quot; porcelain tile flooring flowing throughout the space. The custom kitchen is a chef's delight, showcasing sleek grey cabinetry, white quartz countertops, and a chic white cafe tile backsplash, all complemented by stainless steel Kitchen Aid appliances. The dining room boasts a built-in sideboard with upper cabinetry and a sparkling crystal light fixture, creating a divine atmosphere for entertaining. Unwind in the spacious living room, highlighted by a striking white stone feature wall surrounding a cozy gas fireplace. From the living room, step out onto your enormous east-facing interlocking brick patio, perfect for filling with flowers and enjoying summer evenings. The primary bedroom is roomy enough for a king-sized bed and features dual closets, custom blinds on large windows, and a modern ensuite bathroom with a white marble tile shower. The second generously sized bedroom has easy access to the beautifully renovated main 4-piece bath. Additional conveniences include in-suite laundry and storage, as well as a heated underground parking space to keep your car snow-free in winter, with plenty of visitor parking available for your guests. Embrace the lifestyle of urban living with the ability to walk or bike to your favorite restaurants, bars, coffee shops, and more. Don't miss this amazing opportunity to call this immaculate condo home&mdash;call today to schedule your private viewing!