



GRASSROOTS
REALTY GROUP

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307, 2307 14 Street SW
Calgary, Alberta

MLS # A2217172



\$369,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	877 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.54 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Storage, Track Lighting, Walk-In Closet(s)		

Inclusions: Venetian Blinds

LOCATION, LOCATION, LOCATION!!! WELCOME to this 2 BEDROOM, 2 BATHROOM, 877 Sq Ft condo in the PROVIDENCE at BANKVIEW, GORGEOUS SUNSET VIEWS from the WEST-FACING Balcony, a LARGE ROOF-TOP Patio, + a TITLED STALL in the UNDERGROUND HEATED Parkade w/Option for EV CHARGER, + BIKE ROOM, VISITOR STALLS + AMENITIES in WALKING distance in the VIBRANT Community of BANKVIEW!!! Across from the community of Mount Royal and just a FEW Blocks away from 17th Ave, you'll LOVE the QUICK access to MANY of the City's BEST Restaurants, Cafes, Shops, and MORE! The WELL-MANAGED condo built w/CONCRETE, has a clean lobby, mailboxes on the right where the elevators are located, and it is PET-FRIENDLY (Need Condo Board Approval). Entering the Apartment is the Foyer welcoming you to your OPEN CONCEPT Floor Plan, with BEAUTIFUL Modern Wallpaper Enhancing the overall look of the Kitchen and Living room, a Neutral Laminate Flooring and Color Tones, + a nice flow between the Dining, Kitchen, + Living Rooms, making it SPACIOUS for ENTERTAINING w/FAMILY, + FRIENDS. The MODERN Kitchen has Dark Cabinetry, Stainless Steel Appliances, a Backsplash, GRANITE countertops + Breakfast Bar for those on-the-go meals. The table in the Dining area will seat LOVED ONES while sharing meals, + COZY Conversations as you talk about your day. The Living area has LARGE windows that fill up the apartment w/NATURAL SUNLIGHT, making it a RELAXING space to put your feet up after a long day, read a book, or visiting w/Guests. The Patio door to the Deck has a GAS Line for the BBQ, + room to set up chairs, + a table for outdoor dining, drinking a morning coffee, watching the sunset, or sitting looking out at the VIEWS. Adjacent to the

entrance is your coat closet, + Large linen closet, + Laundry Room w/Stackable Washer and Dryer with room for STORAGE. A SECOND Bedroom, Perfect for GUESTS Visiting or a HOME OFFICE, w/ a 4 pc Bathroom. Next is your PRIMARY Bedroom with LARGE Bay windows FRAMING Every Golden Sunset. You'll love the BUILT-INS keeping everything organized in your WALK IN CLOSET, which leads into the 4pc En-suite bathroom + a Soaker Tub to UNWIND in as you get away from the Hustle'n Bustle. The ROOFTOP PATIO is a SHOWSTOPPER, offering 360-DEGREE VIEWS of the City, a Communal BBQ, and a two-way fireplace. GATHERINGS with Friends and Family have NEVER been Better, or escape from a Busy Week and catch the sun while reading a book. It's a Private Oasis! This HOME is in a PRIME LOCATION w/Greenspaces, Parks nearby for walking, 17th Avenue, Grocery stores, + LRT. Be a part of the 'HEART of the CITY' w/ATTRACTIONS, + ACTIVITIES all year long. Book a showing TODAY!