



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2, 2415 14A Street SW  
Calgary, Alberta

MLS # A2241081



**\$252,000**

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	815 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Wood Frame, Wood Siding
Foundation:	-
Features:	Granite Counters, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 434
LLD:	-
Zoning:	M-C2
Utilities:	-

**Inclusions:** None

Very spacious 2 bedroom corner unit is located in the desirable central community of Bankview with private and accessible entrance!! Located on a quiet street, steps to Mount Royal Junior High School, 1.8 KM to Western Canada High School. Bankview Community Centre is nearby, where you will find the lush community gardens and large sports field. Easy access to bus #7 that goes directly to downtown. This unit has a open and functional layout, the kitchen has nice granite countertop and a raised breakfast bar. The living room is open and bright with large windows on two sides. The bedrooms are very good sized. New vinyl plank floor was put in last year, hot water tank 2019. The building has only 6 units, neighbors are very kind and the property is nicely kept, condo fees are very reasonable. Parking stalls at the back. This condo makes a great first home for the young professionals, as well as a nice downsized home for seniors.