

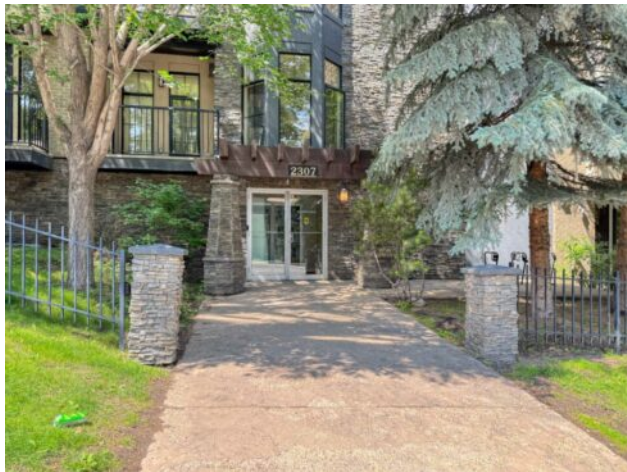


GRASSROOTS
REALTY GROUP

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410, 2307 14 Street SW
Calgary, Alberta

MLS # A2242004



\$425,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,020 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Plug-In, Private Electric Vehicle Charging Station(s), Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt/Gravel, Flat	Condo Fee:	\$ 704
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: natural gas bbq

With over 1,000 square feet of living space and stunning views of downtown from the bedrooms, living room and patio, this top floor corner unit, with 9 foot ceilings throughout, is a rare find. Air conditioning keeps the whole unit cool, and multiple tinted windows keeps it bright and private. Hardwood runs throughout the living room, kitchen, hall and laundry room. The kitchen, with corner pantry, features granite counters, maple cabinets, tile backsplash, dual sinks, breakfast bar, newer fridge (2025), built-in dishwasher (2022), stove and microwave/hood-fan, and under-cabinet lighting. The living and dining area is generous in both size and windows. You'll have no trouble fitting a sectional couch, chairs, dining table, media console and more here, and still have a clear path to the balcony, with a natural gas bbq included, and mature trees and city view. The primary bedroom is beyond king-sized and features not only with great views from its multiple windows, it also has a walk-through closet with built-in organizers on both sides.. The 3 piece ensuite bathroom has tile floors, an oversized shower and plenty of granite counter space, atop the maple cabinets. The second bedroom is also bright and spacious, with a double closet. The four piece main bathroom also features tile floors, granite counters, and maple cabinets. The very large, in unit laundry room offers not only front loading washer and dryer, but a lot of storage space. You'll find another storage closet in the hall, and front hall closet by the door. This unit has just be freshly painted and professionally cleaned. Being a corner unit here means you only have one shared wall. This secure building, with double security doors at the front of the building, and security doors for the underground parking that leads to your titled parking spot and secure bike storage. Extra parking is available to rent if needed. At

the other end of the hall from unit 410 is the rooftop patio. It offers lots of entertainment and suntanning areas, a community bbq and more stunning views from the mountains down the Bow Valley, to downtown and Stampede fireworks. With easy access to shopping, restaurants, bars and so much more on 17th Avenue, this is sure to satisfy your urban-living hopes and dreams. Don't miss this opportunity. The images containing furnishings are virtually staged to show scale and potential layouts. No changes were made to the property's fixed features.