

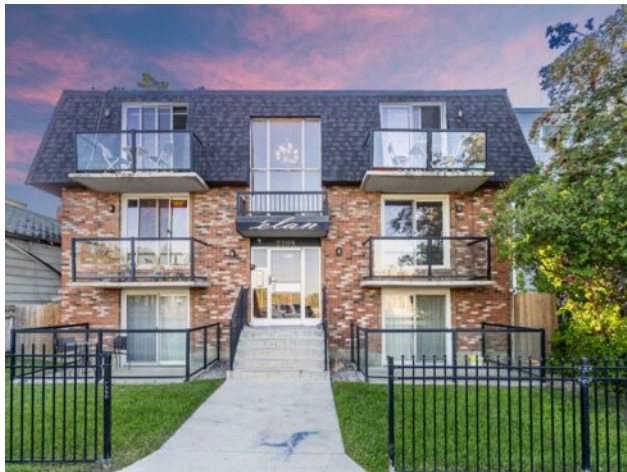


GRASSROOTS
REALTY GROUP

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201, 2209 14 Street SW
Calgary, Alberta

MLS # A2248554



\$199,999

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	567 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 458
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: A dining table and a set of chairs

REDUCED TO SELL! This beautifully updated 1-bedroom, 1-bathroom condo is a perfect blend of style, comfort, and unbeatable location — ideal for first-time buyers or investors looking to tap into Calgary’s booming rental market. With a potential rental income of up to \$1,800/month and listed at just \$199,999, this is a smart opportunity you don’t want to miss. Located in the heart of Bankview, you’re only steps from the lively atmosphere of 17th Avenue, filled with restaurants, cafes, and boutique shops. Mount Royal School is right across the street, and a bus stop is just a minute’s walk away, making your downtown commute fast and easy. Inside, the unit has just been freshly repainted and features a bright open-concept layout with large windows that bring in plenty of natural light. The modern kitchen is equipped with rich espresso cabinetry, granite countertops, and stainless steel appliances. Enjoy your mornings or unwind in the evenings on your private glass balcony with stunning views of downtown and green space right across the street. The spacious bedroom includes a huge wardrobe with built-in shelves for optimal organization. For added convenience, the unit comes with an assigned parking stall at the back of the building and an assigned storage space. This is urban living at its best — stylish, functional, and located in one of Calgary’s most walkable neighbourhoods. Book your private viewing today!