



GRASSROOTS
REALTY GROUP

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

102, 2209 14 Street SW
Calgary, Alberta

MLS # A2253852



\$234,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	787 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, No Smoking Home, Soaking Tub, Storage		

Inclusions: 2 bar stools, 2 space heaters

The ELAN in Bankview! This spacious 2-bed, 1-bath main-floor condo combines modern updates with unbeatable walkability. The open-concept layout is brightened by side windows and a large patio door, leading to a private 12' x 8.5' glass-enclosed patio. The kitchen offers granite counters, updated cabinetry, raised eating bar, and stainless steel appliances—including a new smart oven/stove with WiFi and over-the-range microwave. The bathroom is finished with granite and a 22" deep soaker tub. Both bedrooms are generously sized, and a built-in granite desk off the foyer makes working from home seamless. Additional features: HW floors, in-suite laundry, central vacuum & attachments, extra storage, & assigned locker. The CONDO FEES include ALL utilities (even electricity)!! Located steps from 17th Avenue's top restaurants, bars, parks, and schools, this property is ideal for both investors and first-time buyers. Book your showing today and step into Bankview living.