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102, 2209 14 Street SW Calgary, Alberta

MLS # A2253852



\$222,000

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

Heating: Water: Baseboard Floors: Sewer: Ceramic Tile, Hardwood Roof: Condo Fee: \$615 **Basement:** LLD: Exterior: Zoning: Brick, Concrete, Stucco 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.