



GRASSROOTS
REALTY GROUP

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101, 2111 14 Street SW
Calgary, Alberta

MLS # A2256500



\$189,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	679 sq.ft.	Age:	1962 (63 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Combination	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 565
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to The Sofia — where boutique elegance meets the vibrant soul of Bankview. ?Step into Unit 101 at The Sofia: A rare boutique treasure in Calgary's thriving Bankview community, this 2-bedroom end unit radiates modern elegance wrapped in heartfelt warmth. Perfectly placed in one of the city's most walkable, vibrant districts, you'll live just steps from the legendary 17th Avenue SW “Red Mile”—where artisan cafés, chef-driven restaurants, buzzing bars, and indie boutiques infuse every day with excitement. Right across from Mount Royal School, the location blends urban energy with family-friendly roots—ideal for buyers who value both lifestyle and community. Imagine your daily strolls including: Morning craft coffee at Analog, sweet indulgence at Made By Marcus, or pizza bliss at Una Evenings of culinary adventure at Model Milk, cheers at The Ship & Anchor, cocktails at Proof, or date nights at Cleaver and Vin Room Discovering treasures at Scout, Mount Royal Village, or Black Box Boutique Cultural stops at the Bankview Community Centre or catching a film nearby Inside Your Home: Flooded with natural light and designed with thoughtful touches, this refreshed end-unit sanctuary features: * Brand-new stainless steel appliances * Sleek countertops and modern finishes * Fresh light fixtures for style and brightness * End-unit privacy with windows on two sides Communal laundry is conveniently located on the same floor, and parking is easily accessible—adding effortless convenience to stylish city living. Whether you're a first-time buyer, a savvy downsizer, or an investor with vision, this home is more than walls and windows — it's your launchpad to live boldly, love deeply, and experience Calgary at its finest!

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