



GRASSROOTS
REALTY GROUP

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304, 1818 14A Street SW
Calgary, Alberta

MLS # A2264172



\$575,000

Division:	Bankview		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,444 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Garden, Landscaped, Low Maintenance Landscape, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 682
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Stucco	Zoning:	M-CG d111
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Stone Counters, Storage, Tankless Hot Water		

Inclusions: None

With OVER 1,443 SQ.FT of developed living space, this stylish 3 BEDROOM inner city townhome offers urban convenience just steps from 17th Avenue's shops and restaurants. Quietly tucked in a boutique 9-unit complex, this courtyard unit is STUNNING and features a BRIGHT, functional layout. The top floor is dedicated to a SPACIOUS PRIMARY retreat with VAULTED CEILINGS, a large walk-in closet, spa-like ensuite with HEATED FLOORS, soaker tub, & a glass shower. You'll love the views of downtown Calgary along with the added added bonus of a private rooftop balcony overlooking the terrace below. The second level includes two generous bedrooms, a full bath, and laundry. The open-concept main floor features a modern kitchen with QUARTZ countertops, stainless steel appliances including a gas range, plenty of cabinet space, and a dedicated dining area that flows into the living room where you can cozy up to the gas fireplace. Enjoy your private courtyard patio with gas hookup — perfect for summer BBQs. A large flex room on the lower level offers additional storage or workout space. The home includes a secure, heated underground parking stall with direct access from your unit. Move-in ready and ideally located, this home combines modern design with the best of downtown living!