



GRASSROOTS
REALTY GROUP

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401, 2203 14 Street SW
Calgary, Alberta

MLS # A2267960



\$234,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	791 sq.ft.	Age:	1960 (65 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 884
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: NA

BEAUTIFUL CITY VIEWS, FABULOUS LARGE 2 BEDROOM with Huge kitchen, Perfect for 1 st time Buyer, Investor and or down-sizer. Great Flooring, dark and rich planks. CONDO FEE INCLUDES HEAT & WATER. Large Kitchen, and Large open living room area looking on to stunning city views. The best city views in the city! This unit is on the Top floor and the largest unit on that floor. 2 large bedrooms, newly renovated bathroom and separate laundry room. Stainless steal appliances, Fridge, Stove and matching Microwave and dishwasher. A great location on 14 TH street looking over the city. Great balcony and easy walk to 17 th Ave and the Restaurants, Pubs, night life & shops. The Unit includes a separate storage room on the same floor with a dedicated parking stall below the building. NOTE: A NEW ROOF WAS RECENTLY INSTALLED IN THE BUILDING WHICH INCREASED CONDO FEES SO SELLER WILL CONSIDER FINANCIAL ADJUSTMENTS TO SUPPORT BUYER.