

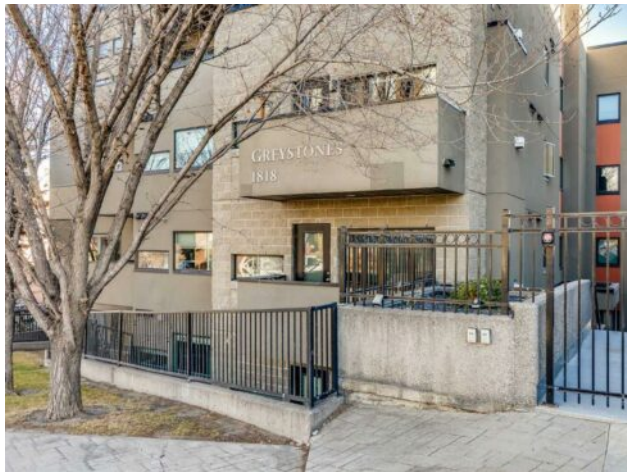


**GRASSROOTS**  
REALTY GROUP

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206, 1818 14 Street SW  
Calgary, Alberta

MLS # A2269022



**\$379,900**

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,006 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 647
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

This is it!! Welcome to this gorgeous, spacious 2 bedroom, 2 bathroom condo located in the highly sought-after neighbourhood of Lower Mount Royal. With sweeping views of the downtown skyline, this residence offers an exceptional inner city living experience. From the moment you step into the front door, you can feel how open and spacious the home is. The high ceilings further enhance the feeling of openness, giving the home a grand and welcoming ambiance. The kitchen features beautiful granite countertops, timeless shaker cabinets, stainless steel appliances including a gas stove and a sit up island that is perfect for hosting and entertaining guests. The living and dining areas are spacious and allow for easy living, room for many guests or to relax after a long day. The beautiful fireplace creates warmth and anchors the living area with an elegant touch. The two bedrooms are amply sized and offer comfortable retreats for relaxation and sleeping. The Primary bedroom features a luxurious 5-pc ensuite with dual vanities, stand up shower, large soaker tub and spacious walk-in closet, providing a private oasis for unwinding after a long day. The second bedroom is equally well sized and has a convenient 4-pc bathroom close by. The balcony offers room for seating with sweeping city views and a gas outlet for bbqing year round. This home also includes a titled, underground parking spot located conveniently beside the elevator and a HUGE storage locker for storing seasonal items. Located in Lower Mount Royal, this condo offers an exceptional location that is surrounded by a vibrant community. It's a short walk to 17th Avenue's trendy boutiques, well known restaurants, fun cafes and numerous local parks. With its prime location & spacious layout, this condo offers a rare opportunity to experience luxurious inner city living! Book your showing today!

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