



401, 2203 14 Street SW  
Calgary, Alberta

MLS # A2275324



**\$187,500**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	791 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

**Inclusions:** NONE

BEAUTIFUL CITY VIEWS, FABULOUS LARGE 2 BEDROOM with a Huge kitchen, Perfect for a first-time buyer, Investor, and or down-sizer. Great Flooring, dark and rich planks. CONDO FEE INCLUDES HEAT & WATER. Large Kitchen, and a Large open living room area looking onto 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, a newly renovated bathroom, and a separate laundry room. Stainless steel 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 17th Ave and the Restaurants, Pubs, nightlife & shops. The Unit includes a separate storage room on the same floor with a dedicated parking stall below the building.