



GRASSROOTS
REALTY GROUP

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2, 2415 14A Street SW
Calgary, Alberta

MLS # A2278181



\$219,000

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	820 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 434
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-c2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

Spacious 2-bedroom corner unit in the sought-after central community of Bankview, featuring a private, easy-access entrance on a quiet street. Enjoy a fantastic location just steps to Mount Royal Junior High, only 1.8 km to Western Canada High School, and close to the Bankview Community Centre with its community gardens and large sports field. Commuting is simple with quick access to bus route #7 straight to downtown. Inside, the home offers an open, functional layout with a kitchen finished with granite countertops and a raised breakfast bar, flowing into a bright living area with large corner windows on two sides. Both bedrooms are generously sized. Updates include new vinyl plank flooring (2024) and a hot water tank (2019). This well-maintained building has only 6 units, friendly neighbours, reasonable condo fees, and parking stalls at the back. An excellent option for first-time buyers, young professionals, or anyone looking to downsize without sacrificing space.