



**GRASSROOTS**  
REALTY GROUP

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308, 1817 14A Street SW  
Calgary, Alberta

MLS # A2280771



**\$279,000**

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	703 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Hot Water, Natural Gas, Wood	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 554
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

Top Floor Camelot Terrace Condo &ndash; Location, Comfort & Value. This Camelot Terrace is a well-established and highly desirable community known for its convenience and livability. This bright and well-maintained condo offers a thoughtful layout designed for comfortable everyday living. Large windows bring in plenty of natural light, creating a warm and inviting atmosphere throughout the space. The living room wood burning fireplace is a highlight with a vaulted ceiling and dining area that flow nicely out to a private balcony with views, making it ideal for both relaxing and entertaining. The kitchen is functional and efficient, with ample counter space, and the primary bedroom is lofted, generously sized with a 2pc ensuite, all offering great flexibility whether you're working from home. Additional highlights include: a secure building one dedicated carport parking stall, a well-managed complex, excellent access to downtown Calgary, shopping, transit, parks, and major routes. Whether you're a first-time buyer, investor, or looking for a low-maintenance lifestyle, this Camelot Terrace condo presents a great opportunity in a fantastic location.