



304, 1818 14 Street SW
Calgary, Alberta

MLS # A2287891



\$345,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	870 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Fireplace(s)

Water: -

Floors: Laminate, Tile

Sewer: -

Roof: -

Condo Fee: \$ 581

Basement: -

LLD: -

Exterior: Stucco

Zoning: M-C2

Foundation: -

Utilities: -

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Incredible value in this stylish, urban chic, two bedroom condo, perfectly located in Lower Mount Royal! This lovely unit offers a bright, open plan, completely refreshed in a neutral palette and complimented by contemporary finishings throughout. The kitchen provides a sophisticated, yet functional vibe and includes granite counters, stainless appliances, large pantry and opens to a comfortable living/dining room with striking, concrete gas fireplace. The master bedroom comes complete with a large 4 piece ensuite bath and walk-in closet. The second bedroom is located on the opposite side of the unit, providing privacy and ease of access to main bath. Enjoy a spacious, NE facing balcony with spectacular downtown views, convenient in-suite laundry, luxurious in-floor heating, a huge, designated storage locker and one titled, underground parking stall. Inner city living at its best! Just steps to shopping, restaurants, transit and quick walk to the downtown. Welcome home!