



**105, 1828 14 Street SW**  
**Calgary, Alberta**

**MLS # A2297031**



**\$374,900**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** Rubber

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** -

**Features:** Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 701

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** N/A

Welcome to Lower Mount Royal—one of Calgary’s most sought-after inner-city spots—where walkability, energy, and character all come together. This bright and stylish condo offers over 1,064 sq. ft. of open living space, elevated by 9-foot ceilings that make everything feel bigger, lighter, and more inviting. With two spacious bedrooms and two full bathrooms, the layout just works—especially the primary suite, complete with a walk-in closet and a spa-inspired ensuite featuring dual vanities, a deep soaker tub, and a separate glass shower. The living space is a standout, anchored by a stone-faced fireplace with a mantle that brings serious character. Big windows overlooking the balcony flood the room with natural light, and the open flow into the dining area makes it perfect for hosting or just enjoying everyday life. The kitchen delivers on both style and function with granite countertops, stainless steel appliances (including a gas range), and plenty of storage. Step outside and you’ll re moments from 17th Avenue—restaurants, cafés, shops, and nightlife—but far enough away to actually enjoy some peace and quiet when you want it. In-suite laundry, titled underground parking, and a separate storage locker round it all out, plus a well-maintained building with major exterior updates already done. Inner-city living done right.