



402, 1828 14 Street SW
Calgary, Alberta

MLS # A2300892



\$319,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	787 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 530
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, See Remarks, Storage		

Inclusions: n/a

Step into urban sophistication with this stunning 2-bedroom, 1.5-bathroom residence in the heart of Lower Mount Royal. Perfectly positioned just a stone's throw from the vibrant shops and dining of 17th Ave, this home offers an unparalleled "walk-everywhere" lifestyle. The moment you enter, you'll be struck by the architectural grandeur of the rare 13-foot+ ceilings, creating an expansive, airy atmosphere that makes the floor plan feel incredibly spacious and bright. As a coveted top-floor unit, you can enjoy the ultimate peace and privacy of having no neighbors living above you. The gourmet kitchen is a chef's dream, featuring sleek granite countertops, premium stainless steel appliances, and a gas range. Beautiful laminate floors flow seamlessly into the living area, where a cozy gas fireplace serves as the perfect focal point for relaxing evenings. For year-round comfort, the home is equipped with premium in-floor heating, ensuring a warm and inviting environment regardless of the season. The primary suite serves as a true private sanctuary, boasting a spa-like 4-piece ensuite complete with a large soaker tub designed for total serenity. Outside, the west-facing balcony offers a cozy spot to enjoy golden hour sunsets and afternoon light. This unit is completed with the ultimate urban conveniences, including titled underground parking and a large separate storage locker. Whether you are seeking a stylish executive retreat or a high-end investment in a premier Calgary location, this home delivers on every front.