



**GRASSROOTS**  
REALTY GROUP

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104, 2111 14 Street SW  
Calgary, Alberta

MLS # A2125785



**\$219,900**

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	825 sq.ft.	Age:	1962 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Leased, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 686
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Vinyl Windows		

Inclusions:	N/A
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Quiet and spacious unit in an amazing location, one block to 17th Avenue. Close to schools, parks, transit, shopping, and amenities. Entering the unit you are greeted with a foyer area with large coat/storage closet and space for console table. There is a bright open plan kitchen and living room. The kitchen with wood cabinet doors, STAINLESS STEEL APPLIANCES, QUARTZ COUNTERS, and an island. The living room with with two windows facing south and west fill the room with light. The master bedroom with west facing window is 15'2 x10' 11". The second bedroom is 12'2" x12'7". The bathroom is updated and modern with tiled shower, it also has plumbing/electrical hook up for washing machine, and electrical for a condensing dryer. There is a concrete slab floor above the living room and master bedroom making this unit very quiet. \*\*There is a communal laundry on the same floor. This unit currently leases a parking stall for \$75 per month at the complex. Condo fees cover all utilities including electric. Pet friendly building- dogs under 30lbs.