



GRASSROOTS
REALTY GROUP

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106, 2307 14 Street SW
Calgary, Alberta

MLS # A2147871



\$404,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	882 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Storage		

Inclusions: -

This two-bedroom, main-floor condo offers convenient direct street access. The spacious great room features a kitchen with a sit-at-island and ample storage. The dining area and family room open onto a private covered patio equipped with a BBQ gas line. Inside, you'll find in-suite laundry and a generous storage room. The bright primary bedroom features a large walk-in closet and a full ensuite bathroom. A sizeable four-piece family bath serves the second bedroom. Ideally situated within walking distance of 17 Ave and downtown, this condo is vacant and ready for immediate possession.