



**308, 1817 14A Street SW
Calgary, Alberta**

MLS # A2150423



\$249,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Loft/Bachelor/Studio		
Size:	703 sq.ft.	Age:	1980 (44 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle, Tar/Gravel	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: mini-split LG dual cooling/heating system

Chic Inner-city living, loft-condo style. Camelot Terrace was designed in San Francisco style condo by award winning Paul Trajan. The building is well-maintained, common-area interior was recently updated. The loft is located on the top floor, and as an end unit, it has many windows that pour in the natural light and beautiful city and downtown views. The unit has a full kitchen, dining area, a spacious living room with picture window, a wood-burning fireplace and cathedral-like tall ceiling. The main floor also has a full 4pc bathroom and a large under stairs storage. The loft area is all king-size primary bedroom with a double closet, and 2pc ensuite washroom with a laundry. The balcony provides you with a privacy that you can enjoy outside without being seen. Outside parking stall can be viewed from your own balcony as well. It is a walking distance to vibrant 17th Ave with restaurants and shopping. Terrific location to work downtown, attend UofC or MRU and just minutes away from South Calgary Association with outdoor pool, volleyball courts, tennis courts and hockey rink. Call/Text to View.