



404, 2221 14 Street SW
Calgary, Alberta

MLS # A2153193



\$259,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	492 sq.ft.	Age:	1973 (51 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 381
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Track Lighting, Vinyl Windows		

Inclusions: All main furniture

Turnkey Investment Opportunity! Fully furnished, one bedroom condo, great inner city location with downtown Calgary views. Purchase this lovely updated unit with the current tenant paying \$1750/month until January 31, 2025. The new owner will assume a great tenant and earn up to \$12,250 in 7 months. This top floor east facing condo has an updated kitchen with granite countertops and bathroom, the entire home has laminate flooring and tile in the bathroom, in suite laundry and a surface parking stall. Air conditioning unit included. Steps to public transit, close to 17th Ave with trendy shops, restaurants and schools.