



**407, 1800 14A Street SW
Calgary, Alberta**

MLS # A2157642



\$419,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,003 sq.ft.	Age:	2003 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 656
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	C-COR1 f3.0h20
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Storage		

Inclusions: N/A

Rarely do these unique top floor units come on the market! Here is your chance to impress with this one bedroom plus den and loft unit featuring a 450 square-foot roof top patio. Upon entering the unit you will be greeted with an open floor plan showcasing the high ceilings and large windows. Enjoy your kitchen with fresh professionally painted cupboards, new hardware and breakfast bar. Along with the kitchen the main floor of this unit offers a dining room area, living room with corner gas fireplace and a convenient West facing balcony overlooking the gated entrance. You will also find a large primary bedroom, a four piece bathroom, a large den which could be used as a bedroom and a large storage room with a stackable washer and dryer. Moving up to the second level you will find a bright loft area which could be used as an office, bonus room or your creative space. The loft leads out to a 450 square-foot rooftop patio which offers complete privacy with South and West exposures. You will also find a large storage room great for those winter tires! Located in the heart of Calgary, close to all amenities and transit, Bella Vista is pet friendly, offers assigned underground parking, visitor parking and a party room for resident use.