



108, 2307 14 Street SW
Calgary, Alberta

MLS # A2190164



\$410,000

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|------------------|--|---------------|-------------------|
| Division: | Bankview | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 937 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Private Electric Vehicle Charging Station(s), Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 645 |
| Basement: | - | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to this stunning inner-city condo in Bankview! With a rooftop patio that has breathtaking views of the city, this property is truly inner city living at its finest. Enjoy the unique feature of a private exterior entrance and yard space, making this condo perfect for pet owners. Inside you will find an open layout with 2 large bedrooms and 2 bathrooms. The entire condo has been outfitted with California Closet systems optimizing storage and functional space. Complete with titled parking, an EV charger, and separate bicycle storage your vehicle and bicycle will be protected and safe all year round. The 4th-floor rooftop patio is absolutely stunning! Entertain friends with BBQ get-togethers, relax in the sun, garden in the community gardens, and soak in the unbelievable 360-degree views of the city. Located across from the prestigious Mount Royal community, minutes to downtown, and walking distance to popular 17th Avenue shops and restaurants, this is the ideal location. Book your showing today!