

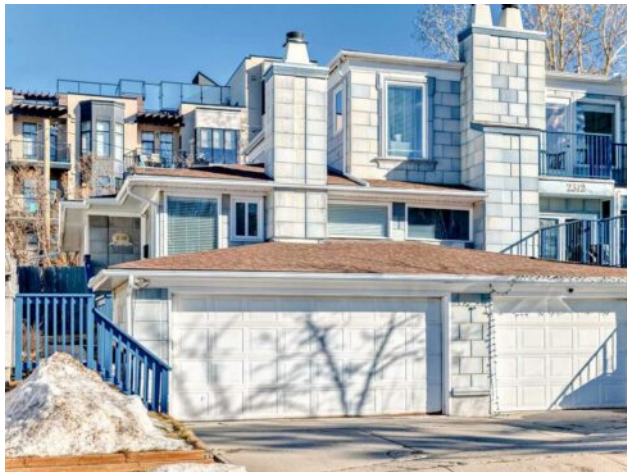


**GRASSROOTS**  
REALTY GROUP

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**2310 14A Street SW**  
**Calgary, Alberta**

**MLS # A2196928**



**\$455,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	748 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stone, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 304

**LLD:** -

**Zoning:** M-CG

**Utilities:** -

**Inclusions:** N/A

This charming end-unit townhouse, nestled in the vibrant inner city of Calgary, offers the perfect combination of privacy, convenience, and comfort. With a private yard and the added benefit of a double attached garage, this 3-bedroom, 2-bathroom home in the desirable Bankview neighborhood is an exceptional find. As you step inside, you're greeted by a bright living area that provides a welcoming atmosphere for relaxing. The layout design connects the living room with the dining area. There is two bedrooms an updated full bathroom and kitchen that leads to the private yard making it ideal for hosting family gatherings or casual get-togethers. Large windows fill the space with natural light, creating a warm and inviting ambiance throughout. The fully finished basement offers even more living space, complete with durable epoxy flooring, adding versatility to the home. Whether you're looking for a home office, playroom, gym, or additional entertainment space, the basement is ready to meet your needs. Step outside to your own private outdoor yard—an excellent retreat for relaxing in peace or hosting outdoor events. It's a rare luxury to have such a private outdoor space in an inner-city location. Plus, the double attached garage provides secure, off-street parking with additional storage options, making it an ideal feature for those looking for convenience and peace of mind. This fantastic townhouse is located just minutes from the bustling 17th Avenue, where you'll find an array of trendy shops, restaurants, and cafes. You're also only a short distance from downtown, parks, shopping, and excellent transit options, making it incredibly easy to enjoy everything the city has to offer. In one of Calgary's most sought-after neighborhoods, this home presents a rare opportunity to live in an area that combines the best of

urban convenience with a cozy, private retreat. Don't miss out—book your showing today and come see everything this exceptional property has to offer!