



**301, 2221 14 Street SW  
Calgary, Alberta**

**MLS # A2200001**



**\$274,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	831 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 655
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to prime inner-city living in this sunny and inviting 2-bedroom condo located just steps from Calgary's iconic Red Mile! Offering a perfect balance of comfort, convenience, and vibrant urban energy, this home is ideal for those looking to embrace the downtown lifestyle. Step inside to find a bright and open living area, where large windows fill the space with natural light. The kitchen offers ample counter space and storage, making meal prep easy, while the adjoining dining and living areas provide a cozy setting for relaxing or entertaining. The two well-sized bedrooms offer comfortable retreats, each with plenty of closet space. The bathroom is large and features a full tub and updated fixtures. In-suite laundry adds everyday convenience, and the private balcony is the perfect spot to enjoy a summer evening. This well-managed building includes secured underground parking, so you never have to worry about finding a spot. Situated just steps from 17th Avenue SW, you'll have endless dining, shopping, and entertainment options right outside your door. From cozy cafés to lively pubs, boutique shops, and essential services, everything you need is within walking distance. Plus, with easy access to public transit, downtown offices, and beautiful river pathways, getting around the city is a breeze. This is a fantastic opportunity for first-time buyers, investors, or those looking to enjoy an exciting inner-city lifestyle. Don't miss out — book your private showing today!