



**GRASSROOTS**  
REALTY GROUP

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102, 2209 14 Street SW  
Calgary, Alberta

MLS # A2202295



**\$269,900**

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	787 sq.ft.	Age:	1970 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, No Smoking Home, Soaking Tub, Storage		

**Inclusions:** Bar Stools, (2) Two space heaters

Walkable location in Bankview! This spacious 2 bedroom + 1 bathroom main-floor unit at The Elan is perfect for both investors and first-time buyers looking for an updated modern condo in a prime location. Natural light fills the open-concept living room and kitchen through side windows and a large patio door. The kitchen features updated cabinets, granite countertops, a raised eating bar and stainless steel appliances, including a new over-the-range microwave and a smart oven/stove with WiFi. The bathroom includes granite counters and a 22" deep soaker tub. Both bedrooms are generously sized, and a built-in granite workstation near the foyer makes working from home easy. Step outside to a private 12' x 8.5' patio with a glass enclosure. Additional features include in-suite laundry, extra storage, and a storage locker. CONDO FEES INCLUDE ALL UTILITIES, even electricity! Located just steps from 17th Avenue, you'll have access to some of Calgary's best restaurants, bars, parks and schools. Don't miss this opportunity—schedule your showing today!