



**2301 14 Street SW**  
**Calgary, Alberta**

**MLS # A2290635**



**\$414,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 476
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** cabinetry in living room and primary, garage worktop and shelving

This townhome has been immaculately maintained and updated throughout. Recent upgrades include luxury vinyl plank flooring, designer carpet, fresh paint, a Lennox furnace, air conditioning, smart thermostat, humidifier, new hot water tank, and a full home repipe. Ground level includes the mechanical room with in suite laundry and direct access to a private garage with storage and workshop space. Second living level offers an open concept layout with a living room featuring downtown views and a dining area. The kitchen includes new stainless steel appliance package with refrigerator, stove, dishwasher, microwave and hood fan, along with a Moen pull down faucet. East facing windows bring in morning light and the west facing kitchen and balcony receive afternoon sun. The upper level includes a updated bathroom, primary bedroom with vaulted ceilings, downtown views and a large closet, and a second bedroom with vaulted ceilings. The home also includes a front patio with garden beds. The complex is pet friendly and well maintained. Located close to the shops and restaurants of 17th Avenue SW and Marda Loop.