



GRASSROOTS
REALTY GROUP

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308, 1800 14A Street SW
Calgary, Alberta

MLS # A2314797

\$299,900



Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	842 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, Enclosed, Heated Garage, Off Street, Secured,		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 590
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	C-COR1 f3.0h20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home		

Inclusions: N/A

Live in the heart of one of Calgary's most vibrant inner-city pockets, perfectly positioned between Bankview and Lower Mount Royal. Just steps from 17th Avenue SW, this location offers the ultimate urban lifestyle with some of Calgary's best restaurants, cafés, boutiques, fitness studios, pubs, and nightlife all within walking distance. Whether it's morning coffee runs, patio season with friends, or quick access downtown, this is inner-city living at its best. This thoughtfully designed 2 bedroom, 2 bathroom third-floor condo offers a functional open-concept layout with a warm and inviting feel throughout. The welcoming front foyer features tucked-away in-suite laundry and additional storage, leading into a bright living space complete with vinyl plank flooring and a cozy corner gas fireplace. Sliding patio doors open onto your private balcony with a gas line for BBQs—perfect for enjoying summer evenings in the city. The spacious kitchen is designed for both everyday living and entertaining, featuring ample cabinetry, generous counter space, and a peninsula breakfast bar for casual dining or hosting guests. The primary retreat includes dual closets and a private 3-piece ensuite, while the second bedroom is ideal for guests, roommates, or a home office setup, conveniently located across from the additional 4-piece bathroom. Heated underground parking adds everyday comfort and convenience. This well-managed, pet-friendly building offers peace of mind with strong financials, professional management, and condo fees that include both heat and water. Surrounded by parks, pathways, transit access, and all the conveniences of inner-city living, this is an incredible opportunity for first-time buyers, professionals, or investors looking to be in one of Calgary's most walkable and connected communities.

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