



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

303, 2307 14 Street SW
Calgary, Alberta

MLS # A2319438



\$339,900

Division:	Bankview		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 586
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully appointed 2-bedroom, 2-bathroom condo in one of Calgary's most sought-after inner-city locations. Perfectly situated in the heart of Bankview on 14 Street SW, this home places you just steps from the vibrant shops, restaurants, cafés, and everyday amenities of both Marda Loop and 17th Avenue SW. Located on the third floor, this west-facing unit offers beautiful views over the community of Bankview and captures incredible natural light throughout the day. Enjoy stunning sunsets from your private balcony, or take advantage of the exceptional rooftop common patio, where multiple gathering spaces, a cozy fireplace, and breathtaking views of both the western skyline and downtown Calgary at night create the perfect setting for relaxing or entertaining. Residents also have access to seasonal community garden boxes available for reservation. Inside, the thoughtfully designed open-concept layout seamlessly connects the kitchen, dining, and living areas, creating an inviting space for both everyday living and hosting guests. The kitchen is nicely finished with ample cabinetry and workspace, while the living room features a custom entertainment built-in for added style and functionality. The spacious primary bedroom includes a walk-in closet and a private 4-piece ensuite. A well-sized second bedroom and full additional bathroom provide excellent flexibility for guests, roommates, or a home office setup. West-facing windows allow light to pour into the unit, enhancing the bright and airy feel throughout, while generous in-suite storage adds everyday convenience. Additional highlights include in-suite laundry and secure underground parking. The building is also currently offering EV charger installations for owners wishing to upgrade their parking stall, along with additional leased parking stalls available for

\$125/month. An exceptional opportunity to enjoy stylish inner-city living in an unbeatable location.