



THE A-TEAM

RE/MAX FIRST

2214 14A Street #104, Calgary T2T 3W8

MLS® #: A2140543 Area: Bankview Listing: 06/13/24 List Price: \$399,000
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1978

Lot Information

Lot Sz Ar:
Lot Shape:
Access:
Lot Feat:
Park Feat: Stall

Finished Floor Area

Abv Sqft: 1,092
Low Sqft:
Ttl Sqft: 1,092

DOM

18
Layout
Beds: 2 (2 )
Baths: 1.5 (1 1)
Style: Multi Level Unit

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Baseboard
Sewer:
Ext Feat: Garden, Private Entrance, Private Yard
Construction: Vinyl Siding, Wood Frame
Flooring: Laminate, Tile, Vinyl Plank
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
Int Feat: No Smoking Home, Separate Entrance, Vinyl Windows
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 2pc Bathroom, Dining Room, Living Room, Bonus Room, Bedroom, Kitchen, 4pc Bathroom, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: \$804 Title: Fee Simple Zoning: M-C2

Fee Freq:  
**Monthly**

Legal Desc: **9411265**

Remarks

Pub Rmks: **Situated on a quaint tree lined street surrounded by heritage homes in Bankview between Marda Loop and Trendy 17th Avenue this Townhouse style multi level apartment with a private yard awaits. The main floor offers a spacious foyer, soaring ceilings, a large living room with wood burning fireplace and dining room with built in bench seating, a spacious bedroom with large walk in closet, 2 piece bathroom, and galley kitchen with stainless steel appliances, butcher block countertops and white country chic cabinetry. Upstairs invites you with an open from above loft perfect for an office/den or area to unwind with a view of the sought after and admired "bubble window". The spacious second bedroom with large closet, 4 piece bathroom and additional storage closet complete the second floor. Enjoy the convenience of accessing the building from the unit on either the 1st or second floor. These trendy ground level lofts offer outstanding outdoor private garden patios with a partially covered area to enjoy regardless of the weather. The main floor bedroom closet can easily be converted to in suite laundry or you can utilize the laundry facilities in the building. The building features a stunning furnished rooftop patio with unobstructed panoramic city views. This trendy loft is currently being used as an office (board approved). New windows have been installed for all the units in the building. Ample street parking is available as well as an assigned parking stall for the unit at the rear of the building. There is a large storage area located until the stairs, 3 generous closets and plenty of room for a shed outside in the yard should you need additional storage space. Exterior landscaping is set to be started and completed this year. Move in this summer and enjoy walking down town, dining on 17th Avenue or visiting Marda Loops trendy shops, restaurants and coffee shops. Bankview is a fantastic vibrant urban community close to several parks, playgrounds, schools, transit and major amenities. Budgeting is made easily with all utilities and exterior maintenance being covered within your fees aside from electricity.**

Inclusions: **TV Wall mount and TV located in livingroom**  
Property Listed By: **RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















