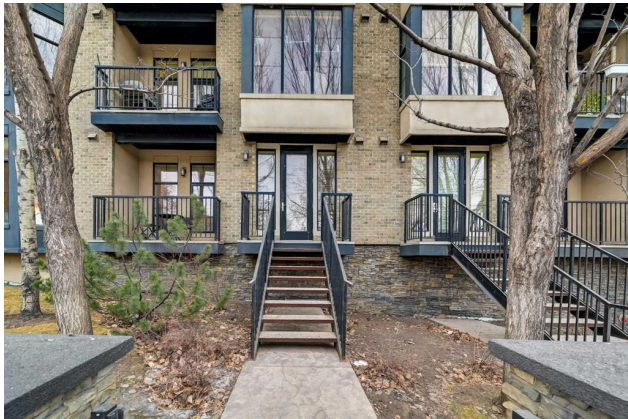




2307 14 Street #108, Calgary T2T3T5

MLS® #: **A2190164** Area: **Bankview** Listing **01/29/25** List Price: **\$410,000**
 Status: **Active** County: **Calgary** Date: Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **2007**
 Year Built: **2007**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Private Electric Vehicle Charging Station(s),Secured,Titled,Underground

Finished Floor Area
 Abv Sqft: **937**
 Low Sqft:
 Ttl Sqft: **937**

DOM

24
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof:
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Private Entrance**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	9`6" x 5`0"	4pc Bathroom	Main	9`6" x 5`0"
Bedroom	Main	10`9" x 9`11"	Kitchen	Main	9`8" x 7`5"
Laundry	Main	9`2" x 6`5"	Living Room	Main	19`5" x 11`10"
Bedroom - Primary	Main	13`1" x 14`3"	Walk-In Closet	Main	10`7" x 5`7"

Legal/Tax/Financial

Condo Fee: **\$645** Title: **Fee Simple** Zoning: **M-C2**
 Fee Freq: **Monthly**

Legal Desc: **0712563**

Remarks

Pub Rmks: **Welcome to this stunning inner-city condo in Bankview! With a rooftop patio that has breathtaking views of the city, this property is truly inner city living at its finest. Enjoy the unique feature of a private exterior entrance and yard space, making this condo perfect for pet owners. Inside you will find an open layout with 2 large bedrooms and 2 bathrooms. The entire condo has been outfitted with California Closet systems optimizing storage and functional space. Complete with titled parking, an EV charger, and separate bicycle storage your vehicle and bicycle will be protected and safe all year round. The 4th-floor rooftop patio is absolutely stunning! Entertain friends with BBQ get-togethers, relax in the sun, garden in the community gardens, and soak in the unbelievable 360-degree views of the city. Located across from the prestigious Mount Royal community, minutes to downtown, and walking distance to popular 17th Avenue shops and restaurants, this is the ideal location. Book your showing today!**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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





