



1812 14A Street, Calgary T2T 3W6

MLS®#: **A2194361** Area: **Bankview** Listing Date: **03/01/25** List Price: **\$720,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **4,004 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,626**
 Low Sqft:
 Ttl Sqft: **1,626**

DOM

9
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 (or more) Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **City Lot,Few Trees,Front Yard,Fruit Trees/Shrub(s),Landscaped,Level,Low Maintenance Landscape,Rectangular Lot,See Remarks,Treed,Views**
 Park Feat: **Driveway,Front Drive,Insulated,Off Street,Single Garage Attached,Tandem**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood,Other**
 Water Source:
Public
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Dry Bar,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Steam Room,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`8" x 9`2"	Living Room	Main	14`9" x 18`1"
Bedroom - Primary	Upper	17`9" x 15`0"	Bedroom	Second	12`5" x 9`0"
Game Room	Basement	13`6" x 20`4"	Furnace/Utility Room	Basement	8`2" x 8`6"
Storage	Basement	4`0" x 4`0"	2pc Bathroom	Basement	12`0" x 6`1"
4pc Ensuite bath	Second	8`10" x 5`0"	5pc Ensuite bath	Upper	15`0" x 9`0"
Den	Second	17`10" x 6`2"	Laundry	Basement	

Condo Fee:
\$500

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
C-COR1

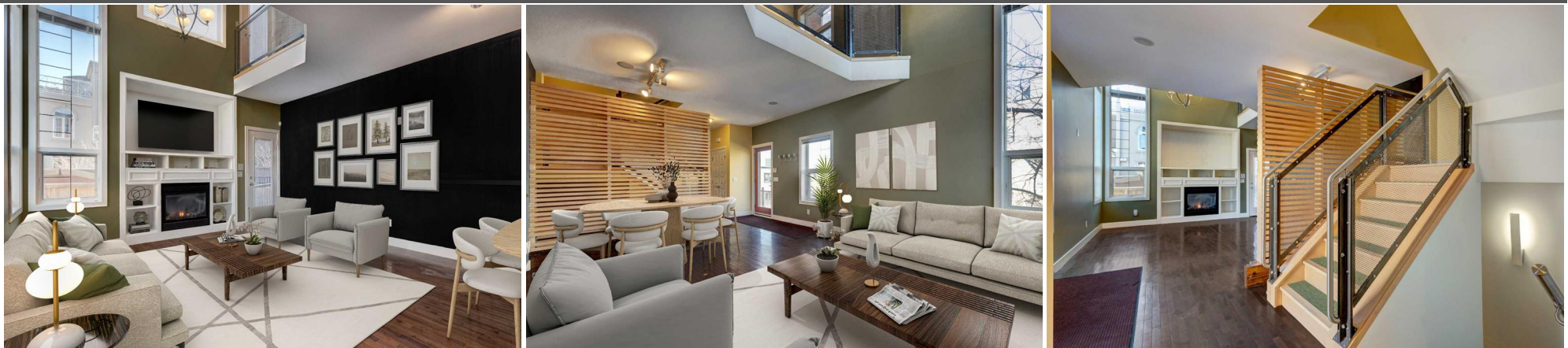
Legal Desc: **0811150**

Remarks

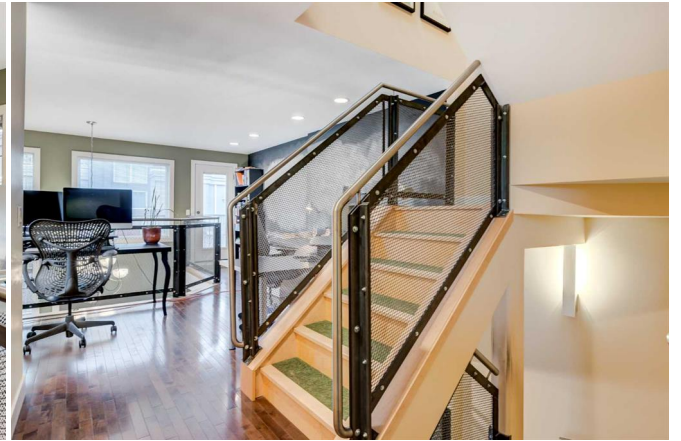
Pub Rmks: **HOME SWEET HOME! Welcome to one of the most unique opportunities you will find in inner-city Calgary! This contemporary, executive 3 STOREY TOWNHOUSE offers 2,132+ trendy SQFT developed space in the popular community of BANKVIEW, just steps from 17th AVE SW and all the amazing amenities the area has to offer. This home has been used as a COMMERCIAL OFFICE SPACE, accommodating up to 10 bullpen style desks AND AS A WORK/LIVE SPACE accommodating several offices and a family home. This unbeatable location is suitable for your many needs (C1-CORE - commercial/office/residential) . The main floor features a stunning open concept floor plan with a large spacious sun drenched living space accented by oversized windows, 18 foot ceilings, and a cozy gas fireplace (suitable as a living/dining area or den/home office space), and a gourmet kitchen with stainless steel appliances, granite countertops and tons of cabinet space. There is both a back and side entrance on the ground level. The 2nd floor contains a bedroom with a 4 piece ensuite bathroom and a bright convenient open plan den/office. There is a back balcony just off the office area. The upper 3rd floor offers a massive primary bedroom that occupies the entire floor with a stunning spa like 5 piece ensuite bathroom with double vanity sinks, an oversized shower and a relaxing soaker tub, to wind down after a busy day. The fully developed basement offers a spacious recreation/family/board room with a dry bar, a 2 piece bathroom with laundry hookups and a utility room with ample storage space. The basement has 2 large windows, making the space very sunny. Additional features include a 2nd floor west facing balcony, an attached, insulated garage, a driveway parking spot, ample street parking and a partially fenced backyard that is is beautifully professionally low maintenance landscaped and manicured offering you your own private patio and oasis! This unrivalled location is steps from 17th Ave and Downtown Calgary, restaurants, grocery stores, Buckmaster Park, local cafes, boutique shops, schools including Connaught School and Mount Royal School, public transportation options including nearby bus stops and the Sunalta LRT station and much more. Don't miss out on this RARE OPPORTUNITY, book your private viewing today! Currently zoned C-COR1 with residential status. Its very easy to convert/re-status property back to a full time commercial office space. (Residential work from home status allows for a lower tax fee but if you don't live there you can convert back to an office by contacting the city). Please note we have vacant photos and photos from when it was an office so you can compare. Property has been recently painted. TBV**

Inclusions:
 Property Listed By: **Century 21 Bamber Realty LTD.**

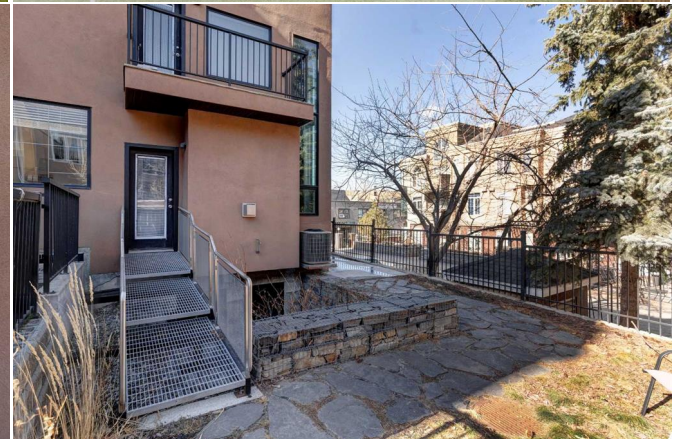
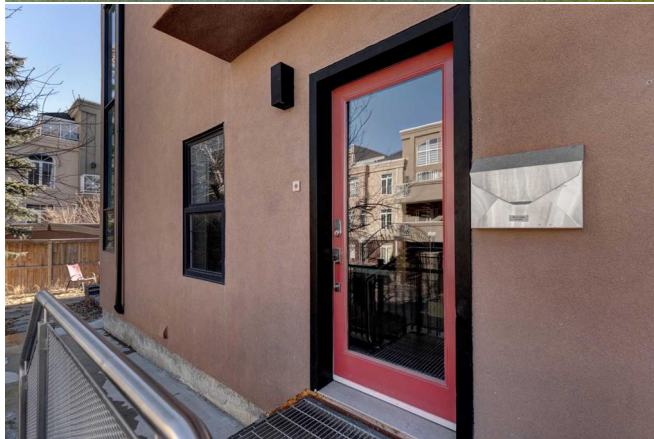
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

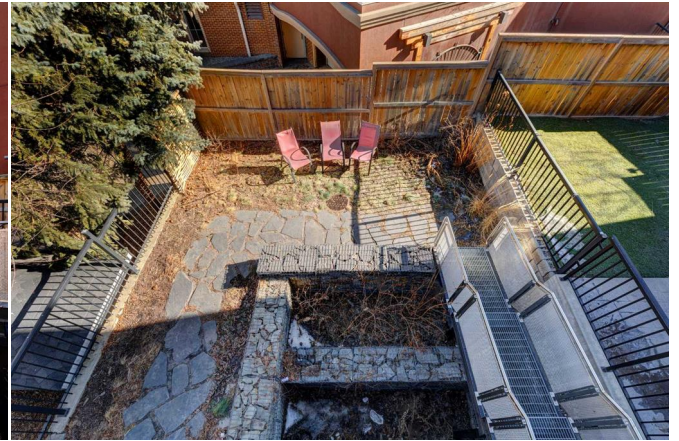
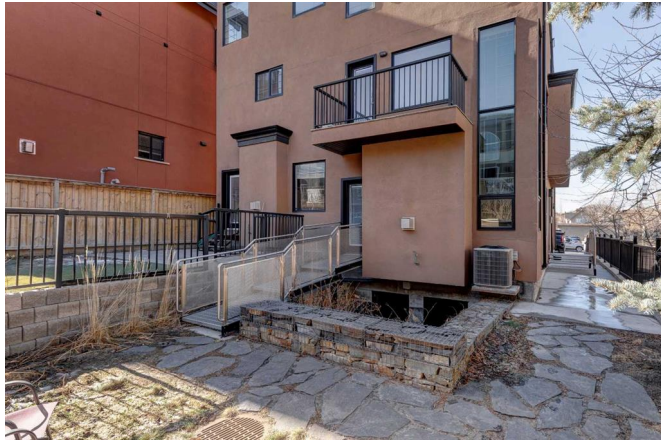






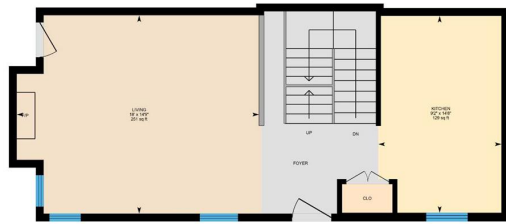






1812 14a St SW, Calgary, AB

Main Floor Exterior Area 573.08 sq ft
Interior Area 517.22 sq ft

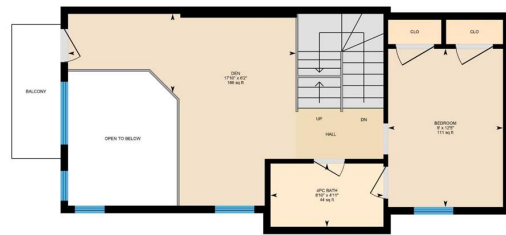


PREPARED: 2025/02/28

White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1812 14a St SW, Calgary, AB

2nd Floor Exterior Area 439.43 sq ft
Interior Area 432.23 sq ft

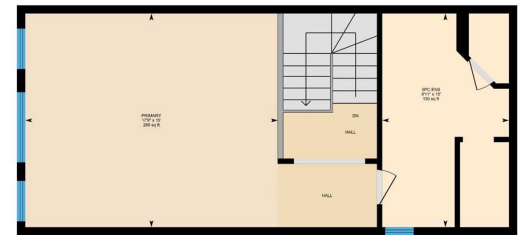


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1812 14a St SW, Calgary, AB

3rd Floor Exterior Area 562.91 sq ft
Interior Area 508.97 sq ft



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1812 14a St SW, Calgary, AB

Basement (Below Grade) Exterior Area 508.22 sq ft
Interior Area 453.31 sq ft

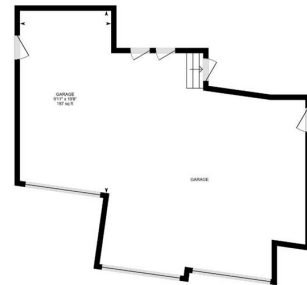


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Garage



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