



THE
A-TEAM

**RE/MAX
FIRST**

2209 14 Street #102, Calgary T2T 3T2

MLS® #: **A2202295**

Area: **Bankview**

Listing Date: **03/14/25**

List Price: **\$279,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1970**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **787**
Low Sqft:
Ttl Sqft: **787**

DOM

33
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Access:
Lot Feat:
Park Feat:

Assigned,Stall

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Stucco**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Central Vacuum,Granite Counters,No Smoking Home,Soaking Tub,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee:
\$600

Title:
Fee Simple
Fee Freq:

Zoning:
M-C2

Legal Desc:

0610081

Monthly

Remarks

Pub Rmks:

Location Location in Bankview! This spacious 2 bedroom + 1 bathroom main-floor unit at The Elan is perfect for both investors and first-time buyers looking for an updated modern condo in a prime location. Natural light fills the open-concept living room and kitchen through side windows and a large patio door. The kitchen features updated cabinets, granite countertops, a raised eating bar and stainless steel appliances, including a new over-the-range microwave and a smart oven/stove with WiFi. The bathroom includes granite counters and a 22" deep soaker tub. Both bedrooms are generously sized, and a built-in granite workstation near the foyer makes working from home easy. Step outside to a private 12' x 8.5' patio with a glass enclosure. Additional features include in-suite laundry, extra storage, and a storage locker. CONDO FEES INCLUDE ALL UTILITIES, even electricity! Located just steps from 17th Avenue, you'll have access to some of Calgary's best restaurants, bars, parks and schools. Don't miss this opportunity—schedule your showing today!

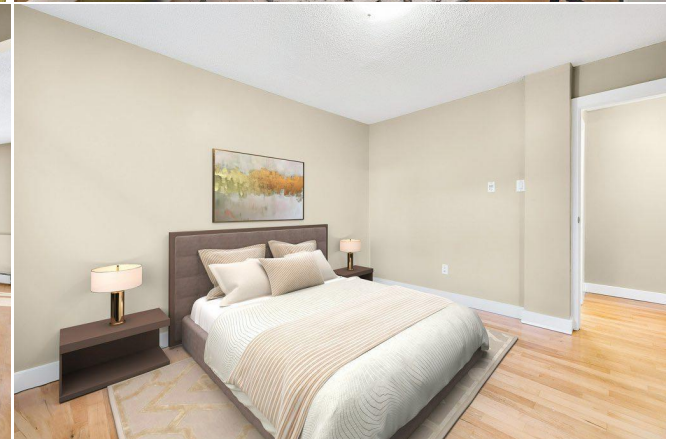
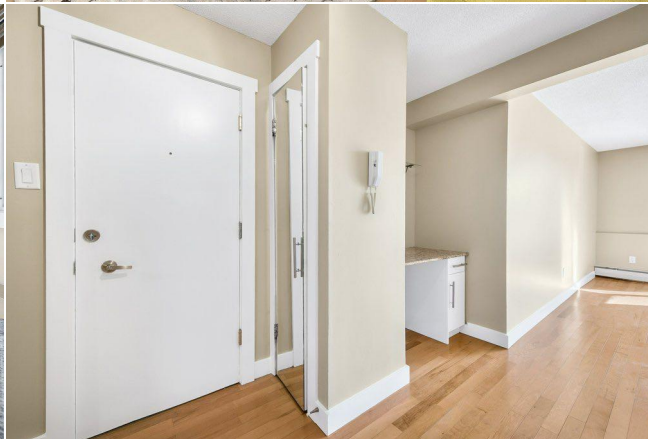
Inclusions:

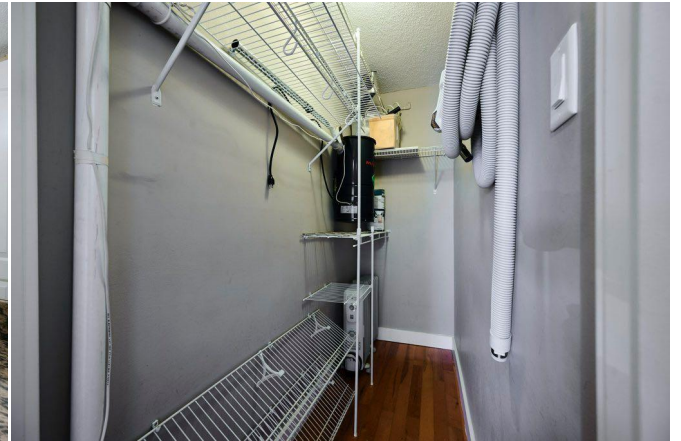
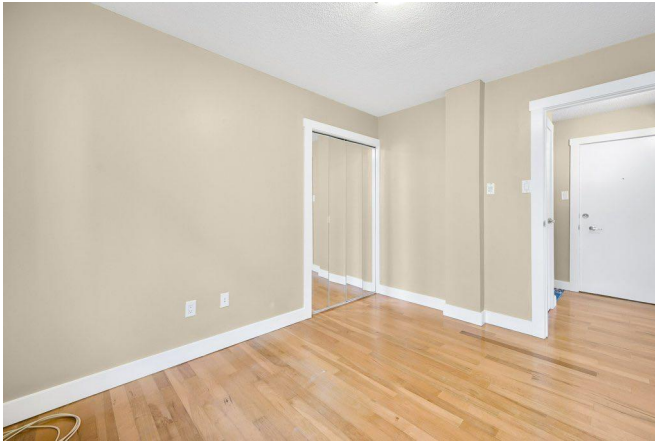
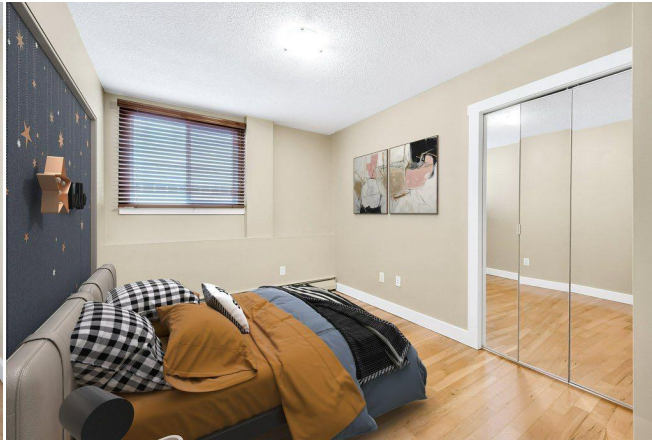
Bar Stools, (2) Two space heaters

Property Listed By:

eXp Realty

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





102-2209 14 St SW, Calgary, AB

Main Floor Exterior Area 717.00 sq ft
Interior Area 713.73 sq ft
Excluded Area 35.09 sq ft



0 4 8

PREPARED: 20/03/12

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

