

**103, 2214 14A Street SW**  
**Calgary, Alberta**

**MLS # A2225764**



## \$399,999

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Covered, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 895
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), High Ceilings, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Step into nearly 1,200 sq ft of bold, bright, and beautifully refreshed loft living—nestled on a quiet, tree-lined street in sought-after Bankview. This 2-bedroom, 1.5-bath stunner greets you with gorgeous high ceilings, beautiful hardwood floors, and brand-new windows (2024) that flood the space with natural light. New carpet (2024) adds fresh comfort, while a wood-burning fireplace anchors the cozy, open-concept living area. The sleek kitchen offers modern appliances, generous storage, and flows seamlessly into a full-sized dining room, which is ideal for hosting or everyday living. Upstairs, the open loft is perfect for a home office, creative studio, or bonus lounge. BUT the true showstopper? A massive private enclosed patio with your own separate entrance, a rare find in condo living and perfect for morning coffee, evening cocktails, or summer BBQs. Plus, enjoy a shared rooftop patio with panoramic downtown views. Complete with in-suite laundry, access to an additional shared laundry room, two oversized storage areas, and an assigned covered parking stall, this home checks every box. Just minutes to Marda Loop, 17th Ave, the Beltline, shops, cafes, and transit, this is urban living with standout style.. Don't miss it, book your showing today!