

301, 1818 14 Street SW
Calgary, Alberta

MLS # A2294106



\$339,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	825 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 546
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub		

Inclusions: TV Brackets (2), Fobs & Garage Door Opener for Parkade

A rare opportunity to own in the exclusive GREYSTONES, perfectly positioned in the heart of Lower MOUNT ROYAL! Just steps from 17th Avenue, you'll enjoy one of Calgary's most vibrant & walkable lifestyles: cafes, restaurants, boutiques, fitness, nightlife - everything downtown offers - within easy reach...while still tucked into a quiet, well-managed, SECURE building! This beautifully designed 2 bedroom, 2 bathroom condo showcases HARDWOOD flooring & is filled with warm WEST-facing light, creating an inviting & comfortable atmosphere throughout the main living space. Large windows and a CONCRETE MANTLE GAS fireplace anchor the living area, offering the perfect place to unwind at the end of the day. Built in bookcase creates a corner perfect for reading or a desk for work-from-home flexibility! Open concept allows you to cook/dine/live, gaze outside at the beautiful MATURE trees in front of you (so much glass across the front of unit!) Interact with family or guests, watch TV - ALL in the same space. The deck offers extended living with privacy....plus a GAS line for your BBQ! Kitchen is both functional & refined - features NOT often found in this price point! NEW tap, NEW fridge, granite countertops, stainless steel appliances, GAS stove & excellent storage. There is a bonus 2 piece bath for convenience. The primary bedroom is complete with 4 piece ensuite that includes a huge SOAKER TUB & separate shower, ideal for relaxing after a long day PLUS a rare feature for inner city condos at this price point!! Custom wood shelving in closet. A second bedroom provides flexibility - perfect for guests, office or additional living space. IN SUITE laundry. Quality IN FLOOR heating means NO baseboard heaters! TITLED PARKING (first stall - makes unloading groceries incredibly easy!) BONUS - option to rent a second

underground stall! Prefer to walk or bike - this location is unbeatable! Dedicated, secure, SAFE storage space that is TRIPLE the size of most buildings!!! With condo fees covering heat & water, enjoy a low-maintenance, lock-and-leave lifestyle in one of Calgary's most sought-after inner-city locations! PET friendly & minutes to the Beltline, Mission & Marda Loop! CENTRALLY located - 25 mins to YYC, under 10 mins to Stampede Park & quick access west to the mountains! Incredible value - this one won't last!