

401, 2515 14A Street SW
Calgary, Alberta

MLS # A2340207



\$224,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	806 sq.ft.	Age:	1965 (61 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Covered, Off Street, Paved, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 665
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Track Lighting, Vinyl Windows

Inclusions: Negotiable: All 3 curtain rods, curtains in both bedrooms, chairs and table set on balcony

Welcome to your perfect first home! This bright and beautifully updated top floor 2 bedroom, 1 bathroom corner unit is located in the heart of Bankview! Perfectly positioned in a sought after inner city community, this move in ready condo offers a great combination of space, updates, and convenience. The thoughtful layout features two bedrooms, one bathroom, and a cozy corner fireplace in the living room. The kitchen includes an eating bar, making it a great spot for casual meals or entertaining, while the private balcony provides the perfect place to enjoy your morning coffee or unwind at the end of the day. The home has seen a number of recent updates, including new vinyl plank flooring, fresh paint throughout the walls and trim, new ceiling fans in both bedrooms, a new dishwasher, new sink, new toilet, and a new shower head. You'll also appreciate the convenience of the in suite laundry with a brand new washer and dryer. This unit comes with a covered assigned parking stall and separate storage locker, adding more convenience and value. Step outside and you're minutes from Marda Loop, with its popular restaurants, coffee shops, boutiques, local businesses, not to mention that you can easily live car free here, with public transit only a 2 minute walk away. You're also close to 17th Avenue SW, giving you plenty of options for dining, shopping, and entertainment. When it's time to unwind, River Park is located right in the southwest on the ridge above Sandy Beach, with a large designated off leash area that's one of the most beloved green spaces in the inner city. It features great views of downtown Calgary and the Elbow River, with plenty of room to run and play, trees for shade, and a doggy water fountain; a favourite for dog owners and weekend walkers alike. From River Park, you can continue down to Sandy Beach and connect to Calgary's extensive river pathway

system. Whether you're looking for affordable homeownership, a smart investment, or a low maintenance inner city lifestyle, this updated Bankview condo offers excellent value in a fantastic location close to downtown.