

405, 1800 14A Street SW
 Calgary, Alberta

MLS # A2354399

\$439,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,045 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 680
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	C-COR1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: Upper level black shelving, Murphy Bed

Showcasing true pride of ownership and polished to perfection, this stunning penthouse loft in Bella Vista checks every box for inner-city living. Perfectly positioned in Bankview just steps from 17th Avenue, this top-floor residence immediately impresses with soaring 18-foot vaulted ceilings and 16 feet of south-facing glass that floods the entire home with natural light. Step inside to an open-concept main floor featuring recent vinyl flooring, automatic blinds, and a cozy gas fireplace in the living room that opens directly to a private balcony with a gas line for easy summer BBQs. The fully equipped kitchen features a raised breakfast bar, black appliances, ample workspace, and an adjacent dining nook ideal for hosting. Upstairs, a bright and versatile loft space serves as the perfect home office, TV room, or flex area. Right off the loft, step onto your massive 350+ square foot private rooftop deck—complete with an outdoor storage shed and unbeatable sun exposure. The bedroom layout offers great privacy, featuring a spacious primary suite that easily accommodates queen-sized furniture with a walk-through closet and 3-piece ensuite, alongside a second bedroom with a space-saving Murphy bed and an adjacent full 4-piece bath. Total convenience is assured year-round with secure underground parking and in-suite laundry. Located moments from local coffee shops, dining, transit, and quick access to Crowchild Trail and 14th Street, this complete condo is ready for its next chapter. Check out the 3D tour for a full walk-through, then call your favorite realtor to book a private viewing. It's a move you'll be glad you made!