

**310, 2307 14 Street SW**  
**Calgary, Alberta**

**MLS # A2164246**



**\$405,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,019 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 701
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Wall A/C unit in dining area

Elevate your lifestyle with this exquisite third-floor southeast corner unit, where contemporary elegance meets functional design. This 2-bed + 2-bath home, over 1,000 sqft, offers a thoughtful floor plan inviting relaxation and entertainment. Upon entering, you are greeted by an open space with 9' ceilings, natural light streaming through expansive windows that frame an urban forest, and captivating views of the cityscape, which include the Calgary Tower. With a zen-like ambiance, this home provides a sense of tranquility amidst the hustle and bustle of the city. The seamless flow between the kitchen, dining, and living areas creates an inviting atmosphere, ideal for intimate gatherings and large celebrations. The gourmet kitchen stands as the heart of the home, showcasing modern appliances, a rare in-suite pantry, and a spacious island that doubles as a casual dining spot. Its design ensures culinary experiences are as enjoyable as they are effortless. In addition to the dedicated storage locker, convenient in-suite storage provides another area to store seasonal items. The primary bedroom is a welcome retreat that comfortably fits a king-size bed, complete with a walk-in closet and well-situated en-suite. Large bay windows nestled amongst the trees provide a peaceful seating area, beckoning you to take a moment, enjoy the morning light, and begin your day. The second bedroom offers versatility as a guest room or home office, with the second bathroom conveniently placed a few steps away. The balcony is has a natural gas outlet ready for year long outdoor cooking. Pride of ownership is shown throughout, with updates made over the years, such as new appliances in 2018 and a new microwave in 2024. At the end of 2023, new laminate floors and pot lights were installed throughout the living areas. Air conditioning was installed a few years ago to ensure comfort and cool

levels during the warmer months and has been maintained with annual services. This home includes one titled underground parking stall to help keep your vehicle protected from the elements. A electric vehicle charging station can be installed at this stall. Bike storage room is also available in the building. Ascend to the 4th-floor rooftop patio that provides ample seating to host BBQ get-togethers, try your green thumb in the community gardens, and soak in the 360-degree views of the city. This pet-friendly building is across from the prestigious Mount Royal community, within walking distance to popular 17th Avenue shops and restaurants, a few minutes' drive to Crowchild, mere steps to Starbucks, and a bike ride to Marda Loop. The unit's corner positioning enhances privacy and provides abundant light, accentuating the thoughtful design elements and overall sense of openness. Epitomizing modern urban living with a harmonious balance of style, comfort, and practicality, this turnkey home is a gem in the city's heart.