

**206, 1800 14A Street SW**  
**Calgary, Alberta**

**MLS # A2174651**



**\$362,900**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Asphalt Shingle	<b>Condo Fee:</b>	\$ 551
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco, Wood Frame	<b>Zoning:</b>	C-COR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows

**Inclusions:** N/A

Discover the epitome of urban luxury in this newly updated two-bedroom, two-bathroom apartment nestled just off the iconic 17th Ave. Spanning nearly 850 square feet, this exquisite residence combines modern sophistication with practicality, featuring brand new luxury vinyl plank flooring and freshly painted interiors. Upon entering, you're greeted by a spacious foyer that seamlessly leads into an in-suite laundry room, complete with built-in shelving and ample hanging space for all your storage needs. The kitchen offers an abundant wood cabinetry, gleaming granite countertops, and stylish tiled backsplash. Stainless steel appliances add a touch of elegance, while the peninsular eat-up island provides generous seating, perfect for casual dining or entertaining guests. Adjoining the kitchen, the expansive dining area flows effortlessly into the living room, where a corner gas fireplace adds warmth and ambiance. There's ample space for a desk, ideal for those who work from home. Step outside through the patio doors to discover a massive patio area that spans the full width of the apartment, offering an outdoor extension of your living space. Enjoy the vibrant energy of 17th Ave while taking in the breathtaking views of Calgary's dynamic skyline. The master bedroom serves as a serene retreat, boasting "His and Hers" closets and a remodeled en-suite bathroom. A second bedroom and full family bathroom ensure ample space for family or guests. Residents of this building have access to a party room for gatherings, and there's plenty of guest parking available both outside and underground. This unit comes with its own heated underground parking spot. Situated in a prime location, this apartment is a stone's throw from boutique shopping and first-class dining options in 17th Ave, Bankview, Beltline, and Mission. With downtown Calgary just ten minutes away and easy access to

Crowchild Trail, this property offers unparalleled convenience and a lifestyle of luxury.