

**304, 2111 14 Street SW
Calgary, Alberta**

MLS # A2236611



\$184,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	476 sq.ft.	Age:	1963 (62 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Leased, Off Street, On Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 392
Basement:	-	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: Washer/Dryer Combo (European)

Cozy Inner-City Condo in Bankview – Ideal for First-Time Buyers or Investors! Welcome to this well-maintained and move-in ready 1-bedroom, 1-bath condo located on the 3rd floor of a quiet, low-rise 4-story building in the heart of Bankview. With 460 sq ft of efficient and bright living space, this unit is a perfect opportunity to own in one of Calgary's most walkable and vibrant communities- just steps from 17th Avenue and all the amenities it offers. Inside, you'll find neutral tones, large west-facing windows that bring in tons of natural light, and a smart layout that maximizes every inch of space. The bedroom features built-in storage, and the unit includes a washer/dryer unit for convenient in-suite laundry. Enjoy the best of both worlds: a peaceful unit tucked away from street noise, with trendy shops, cafes, restaurants, schools and transit just a short walk away. Whether you're looking for your first home or an affordable investment property, this condo delivers value, location, and lifestyle. Why pay a landlord when you can pay yourself? Don't miss your chance to get into the Calgary market with this charming and affordable inner-city condo- book your showing today!