

2, 2415 14A Street SW  
Calgary, Alberta

MLS # A2241081



## \$252,000

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	815 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 434
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** None

Very spacious 2 bedroom corner unit is located in the desirable central community of Bankview with private and accessible entrance!! Located on a quiet street, steps to Mount Royal Junior High School, 1.8 KM to Western Canada High School. Bankview Community Centre is nearby, where you will find the lush community gardens and large sports field. Easy access to bus #7 that goes directly to downtown. This unit has a open and functional layout, the kitchen has nice granite countertop and a raised breakfast bar. The living room is open and bright with large windows on two sides. The bedrooms are very good sized. New vinyl plank floor was put in last year, hot water tank 2019. The building has only 6 units, neighbors are very kind and the property is nicely kept, condo fees are very reasonable. Parking stalls at the back. This condo makes a great first home for the young professionals, as well as a nice downsized home for seniors.