



## 2209 14 Street Calgary Alberta

\$279,900

Ready for a quick possession! This spacious 2 bedroom + 1 bathroom main-floor unit at The Elan in Bankview is perfect for both investors and first-time buyers looking for an updated modern condo in a prime location. Natural light fills the open-concept living room and kitchen through side windows and a large patio door. The kitchen features updated cabinets, granite countertops, a raised eating bar and stainless steel appliances, including a new over-the-range microwave and a smart oven/stove with WiFi. The bathroom includes granite counters and a 22" deep soaker tub. Both bedrooms are generously sized, and a built-in granite workstation near the foyer makes working from home easy. Step outside to a private 12' x 8.5' patio with a glass enclosure. Additional features include in-suite laundry, extra storage, and a storage locker. CONDO FEES INCLUDE ALL UTILITIES, even electricity! Located just steps from 17th Avenue, you'll have access to some of Calgary's best restaurants, bars, parks and schools. Don't miss this opportunity--schedule your showing today! (id:6769)

Kitchen 12.17 Ft x 8.00 Ft

Living room 15.00 Ft x 13.08 Ft

Primary Bedroom 12.58 Ft x 10.67 Ft

Bedroom 11.33 Ft x 9.00 Ft

4pc Bathroom 4.75 Ft x 7.33 Ft

Storage 2.92 Ft x 7.58 Ft

Listing Presented By:



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**Mirror**

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