



2301 14 Street Calgary Alberta

\$468,900

Prime Location with Stunning Downtown Views! This bright, warm and inviting 2-bedroom home boasts an exceptional location, mere steps from the vibrant 17th Avenue, brimming with shopping, dining, and entertainment options. With a fantastic walk score to downtown and proximity to Marda Loop, convenience is at your doorstep. Key Features: Upper Floor: Two spacious bedrooms with vaulted ceilings, featuring breathtaking views of downtown Calgary skyline from the front primary suite. Main Level: Enjoy a bright family and dining area, a functional kitchen, and a private west-facing balcony—perfect for relaxing or entertaining. Garage & Storage: An attached single-car garage at the back offers ample storage and workspace. Recent Upgrades INCLUDE: Designer paint, Brand new 2-stage Lennox High-Efficiency furnace with humidifier, New High-Efficiency hot water tank and BRAND NEW Lennox AC with 10 year warranty just installed in time for Summer! This townhome is ideally located across from Mount Royal Elementary, making it a fantastic choice for first-time buyers, young families, empty nesters, and investors. It also holds immense potential for Airbnb opportunities. Plus, contemporary furniture is negotiable for a turn-key package! Unparalleled value in this meticulously maintained 3-story townhome, perfectly situated in Bankview on the cusp of Lower Mount Royal and South Calgary. Don't miss out on this manageable, low condo fee gem in a prime location with stunning downtown views. Schedule your viewing today (id:6769)

Bedroom 11.83 Ft x 17.08 Ft
4pc Bathroom 8.67 Ft x 4.92 Ft
Primary Bedroom 13.67 Ft x 17.17 Ft
Living room 17.08 Ft x 10.75 Ft

Dining room 13.00 Ft x 8.25 Ft
Kitchen 11.83 Ft x 8.50 Ft
Other 11.75 Ft x 4.58 Ft

Listing Presented By:



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