



2303 14 Street Calgary Alberta

\$419,900

OPPORTUNITY KNOCKS with options to OWN a great 2 BEDROOM/2.5 BATH townhome located steps from the amazing inner city hustle and bustle of 17th Ave or to add to your INVESTMENT portfolio for short term and/or long term rentals. Located on the boundaries of Bankview and Lower Mount Royal, this amazing 1099 sq ft townhome is super sized for couples and families alike. The private separate entrance leads to a front courtyard where you can enjoy some gardening and shade amongst the mature landscaping already in place. As you enter you will find a spacious entrance with the laundry room (laundry mates included) to the left and the door leading to your very own PRIVATE SINGLE GARAGE directly in front of you. Leading upstairs you will be welcomed by a very bright and open main floor. Soaring ceilings, a cozy gas fireplace and a neutral paint palette showcase the large living and dining room areas. There is more than ample space to position a large sectional sofa and family sized dining set in this space. The step saving kitchen includes a fridge, electric stove and built in dishwasher. There is the ultimate handy 2 pc powder room located on this level for guests and everyday use. Directly off the kitchen is a private balcony that overlooks the rear courtyard. The UPPER LEVEL boasts TWO BEDROOMS + 2 FULL BATHS. The primary bedroom - set apart from the other bedroom, offers a footprint that will easily accommodate a king sized bedroom suite and has vaulted ceilings and a spacious closet. Are you looking for a home that offers a work at home environment? Are you looking for a family sized home close to the core and public transportation corridors? or good schools? Or are you looking for an opportunity to become a landlord? This home, priced to move will meet your expectations and more! You will see that there is opportunity to personalize this amazing townho...

Laundry room 9.75 Ft x 8.17 Ft

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2pc Bathroom 3.75 Ft x 5.50 Ft

Kitchen 9.25 Ft x 8.33 Ft

Dining room 12.33 Ft x 7.00 Ft

Living room 13.00 Ft x 11.00 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Primary Bedroom 11.58 Ft x 14.17 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Bedroom 11.08 Ft x 8.67 Ft

Listing Presented By:



Originally Listed by:

Century 21 Bamber Realty LTD.

<https://meghandoig.c21.ca/>



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