



## 2307 14 Street Calgary Alberta

\$398,000

Step into your perfect retreat—a stunning 2-bedroom, 2-bathroom corner unit that defines modern city living. This beautiful condo is bathed in natural light, offering an inviting open-concept space that feels both expansive and cozy. The moment you walk in, you'll be captivated by the fresh and sleek vinyl plank flooring, perfectly complemented by neutral tones throughout, creating a warm and welcoming ambiance. The kitchen is spacious and stylish, with ample cabinetry and a large stone-topped island that's as perfect for preparing meals as it is for gathering around with friends. The living area is an ideal spot to unwind after a long day, offering plenty of room to relax in front of the TV, while the separate dining area is made for hosting intimate dinners or lively gatherings with loved ones. Your master bedroom is nothing short of a peaceful escape. With a walk-through closet leading to a private 3-piece en-suite, it's the perfect place to recharge in comfort. The second bedroom is equally spacious, and a pristine 4-piece bathroom ensures that guests or family members feel right at home. One of the highlights of this gem is the outdoor space. Your private balcony, equipped with a natural gas hookup, invites you to enjoy year-round grilling and outdoor dining. If that isn't enough, the building's rooftop patio offers jaw-dropping panoramic views of downtown—imagine soaking in the city skyline on a quiet evening or celebrating with friends under the stars. Situated along the vibrant 14th Street corridor, this location is truly unbeatable. You're just minutes from the lively Marda Loop, the buzzing energy of 17th Avenue's entertainment district, and the convenience of downtown, with shopping, dining, parks, and recreation all at your fingertips. Practicality meets luxury with secure underground parking that includes EV charging stations, convenient bike storage...

3pc Bathroom 8.50 Ft x 4.83 Ft

4pc Bathroom 4.75 Ft x 8.25 Ft

Other 5.75 Ft x 11.83 Ft

Bedroom 12.42 Ft x 9.67 Ft

Dining room 9.50 Ft x 15.92 Ft

Kitchen 10.83 Ft x 11.92 Ft

Living room 13.58 Ft x 15.83 Ft

Primary Bedroom 14.33 Ft x 11.00 Ft

Other 5.42 Ft x 7.67 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.therecyyc.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca