



# 2214 14a Street Calgary Alberta

\$399,000

Situated on a quaint tree lined street surrounded by heritage homes in Bankview between Marda Loop and Trendy 17th Avenue this Townhouse style multi level apartment with a private yard awaits. The main floor offers a spacious foyer, soaring ceilings, a large living room with wood burning fireplace and dining room with built in bench seating, a spacious bedroom with large walk in closet, 2 piece bathroom, and galley kitchen with stainless steel appliances, butcher block countertops and white country chic cabinetry. Upstairs invites you with an open from above loft perfect for an office/den or area to unwind with a view of the sought after and admired "bubble window". The spacious second bedroom with large closet, 4 piece bathroom and additional storage closet complete the second floor. Enjoy the convenience of accessing the building from the unit on either the 1st or second floor. These trendy ground level lofts offer outstanding outdoor private garden patios with a partially covered area to enjoy regardless of the weather. The main floor bedroom closet can easily be converted to in suite laundry or you can utilize the laundry facilities in the building. The building features a stunning furnished rooftop patio with unobstructed panoramic city views. This trendy loft is currently being used as an office (board approved). New windows have been installed for all the units in the building. Ample street parking is available as well as an assigned parking stall for the unit at the rear of the building. There is a large storage area located until the stairs, 3 generous closets and plenty of room for a shed outside in the yard should you need additional storage space. Exterior landscaping is set to be started and completed this year. Move in this summer and enjoy walking down town, dining on 17th Avenue or visiting Marda Loops trendy shops, restaurants and coffee shops. B...

4pc Bathroom 6.50 Ft x 7.42 Ft  
 Bonus Room 11.83 Ft x 8.92 Ft  
 Primary Bedroom 10.00 Ft x 16.75 Ft  
 2pc Bathroom 4.92 Ft x 4.25 Ft

Bedroom 9.83 Ft x 12.17 Ft  
 Dining room 11.92 Ft x 9.08 Ft  
 Kitchen 14.08 Ft x 7.42 Ft  
 Living room 11.92 Ft x 15.92 Ft

Listing Presented By:



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