



2307 14 Street Calgary Alberta

\$374,900

One of the lowest condo fees for a 2 bed/2 bath condo in the area! A Fresh Renovation, A Private Patio & One of the Best Rooftops in the City? Yes, Please. This condo just got a glow-up--renovated, modern, and completely move-in ready. Fresh finishes, sleek updates, and a layout that just makes sense. It looks and feels brand new--but with way more space than the new builds going up around the city. And when you step inside? It only gets better. Natural light floods in through massive windows, bouncing off the 9-ft ceilings to make everything feel open, bright, and airy. Whether you're lounging in the sun or winding down with a drink, this home just feels right. The kitchen is built for real life--modern finishes, granite counters, stainless steel appliances, and a breakfast bar that turns cooking into a social event. Picture yourself grabbing a quick coffee before work or uncorking a bottle with friends on a Friday night. But this isn't just about the kitchen--wait until you see what's next. The primary suite is your escape, with bay windows, a walk-through closet, and a private ensuite. The second bedroom? A guest space, home office, or flex room--whatever fits your lifestyle. And with a large in-suite laundry/storage room, you've got the space you need, exactly where you need it. The Ecobee Smart Thermostat will maximize your comfort. But the real game-changer? The outdoor space. A private west-facing patio with a gas hookup and two grass areas--rare for a condo. Morning coffee in the sun? Check. Summer BBQs? Easy. A quiet escape without leaving home? You've got it. And when you want even better views? Head upstairs. The common multi-level rooftop garden is next-level. Unreal skyline views, a two-way fireplace, and a BBQ area make it the perfect spot to relax, entertain, or just soak it all in. But there's one more thing you don't expect from a main-floor unit...Priva...

3pc Bathroom 8.17 Ft x 4.92 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Bedroom 11.00 Ft x 10.17 Ft

Dining room 4.50 Ft x 11.75 Ft

Laundry room 4.92 Ft x 8.08 Ft

Living room 12.17 Ft x 12.75 Ft

Primary Bedroom 13.75 Ft x 10.58 Ft

Listing Presented By:



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Real Broker

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RE/MAX

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(CENTRAL)**

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