

## 2310 14A Street Calgary Alberta

\$455,000

This charming end-unit townhouse, nestled in the vibrant inner city of Calgary, offers the perfect combination of privacy, convenience, and comfort. With a private yard and the added benefit of a double attached garage, this 3-bedroom, 2-bathroom home in the desirable Bankview neighborhood is an exceptional find. As you step inside, you're greeted by a bright living area that provides a welcoming atmosphere for relaxing. The layout design connects the living room with the dining area. There are two bedrooms, an updated full bathroom, and a kitchen that leads to the private yard, making it ideal for hosting family gatherings or casual get-togethers. Large windows fill the space with natural light, creating a warm and inviting ambiance throughout. The fully finished basement offers even more living space, complete with durable epoxy flooring, adding versatility to the home. Whether you're looking for a home office, playroom, gym, or additional entertainment space, the basement is ready to meet your needs. Step outside to your own private outdoor yard—an excellent retreat for relaxing in peace or hosting outdoor events. It's a rare luxury to have such a private outdoor space in an inner-city location. Plus, the double attached garage provides secure, off-street parking with additional storage options, making it an ideal feature for those looking for convenience and peace of mind. This fantastic townhouse is located just minutes from the bustling 17th Avenue, where you'll find an array of trendy shops, restaurants, and cafes. You're also only a short distance from downtown, parks, shopping, and excellent transit options, making it incredibly easy to enjoy everything the city has to offer. In one of Calgary's most sought-after neighborhoods, this home presents a rare opportunity to live in an area that combines the best of urban convenience with a cozy, private retreat. Don't miss...

Recreational, Games room 22.83 Ft x 10.42 Ft

Bedroom 12.08 Ft x 9.17 Ft

3pc Bathroom 9.08 Ft x 5.92 Ft

Laundry room 10.00 Ft x 5.58 Ft

Storage 15.58 Ft x 7.33 Ft

Other 5.33 Ft x 4.08 Ft

Living room 16.25 Ft x 12.58 Ft

Dining room 10.08 Ft x 7.00 Ft

Kitchen 11.17 Ft x 9.83 Ft

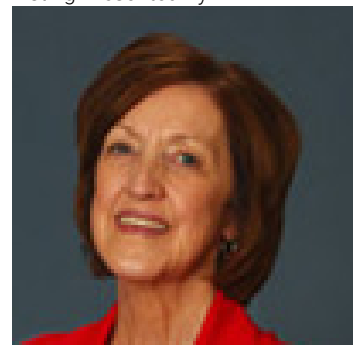
Primary Bedroom 15.92 Ft x 10.00 Ft

Bedroom 9.75 Ft x 7.08 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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