



## 2209 14 Street Calgary Alberta

\$205,000

NEW PRICE! NEW PAINT! Welcome to ELAN! This 1-bedroom, 1-bathroom ground-floor condo is perfect for investors or first-time buyers looking to capitalize on Calgary's hot rental market. Priced at just \$214,900, with potential rental income of \$1,800 per month, this unit is a smart investment opportunity. Located steps away from the lively 17th Avenue, you'll enjoy the best shopping, dining, and entertainment Calgary has to offer. Whether commuting by foot, bike, or public transit, downtown is always within easy reach. Plus, you'll love the tranquil view of the green space across the street and the convenience of nearby bus routes. Inside, this condo shines with contemporary features, including espresso cabinetry, sleek stainless steel appliances, and gorgeous granite countertops. The open layout, paired with side unit windows, floods the living area with natural light, creating a welcoming atmosphere. The private glass patio is perfect for sipping your morning coffee and soaking up the sun. With low condo fees and professional management, this unit is not just stylish--it's also a budget-and pet friendly option for downtown professionals or savvy investors. Don't miss your chance to own this gem in the heart of Bankview--book your showing today! (id:6769)

Kitchen 2.44 M x 4.72 M

Bedroom 3.12 M x 4.72 M

Living room 3.86 M x 4.72 M

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<https://www.jayschultz.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca