



## 2209 14 Street Calgary Alberta

\$234,900

The ELAN in Bankview! This spacious 2-bed, 1-bath main-floor condo combines modern updates with unbeatable walkability. The open-concept layout is brightened by side windows and a large patio door, leading to a private 12' x 8.5' glass-enclosed patio. The kitchen offers granite counters, updated cabinetry, raised eating bar, and stainless steel appliances—including a new smart oven/stove with WiFi and over-the-range microwave. The bathroom is finished with granite and a 22" deep soaker tub. Both bedrooms are generously sized, and a built-in granite desk off the foyer makes working from home seamless. Additional features: HW floors, in-suite laundry, central vacuum & attachments, extra storage, & assigned locker. The CONDO FEES include ALL utilities (even electricity)!! Located steps from 17th Avenue's top restaurants, bars, parks, and schools, this property is ideal for both investors and first-time buyers. Book your showing today and step into Bankview living. (id:6769)

Kitchen 12.17 Ft x 8.00 Ft

Living room 15.00 Ft x 13.08 Ft

Primary Bedroom 12.58 Ft x 10.67 Ft

Bedroom 11.33 Ft x 9.00 Ft

4pc Bathroom 4.75 Ft x 7.33 Ft

Storage 2.92 Ft x 7.58 Ft

Listing Presented By:



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