



2301 14 Street Calgary Alberta

\$468,900

Prime Location with Stunning Downtown Views! This bright, warm and inviting 2-bedroom home boasts an exceptional location, mere steps from the vibrant 17th Avenue, brimming with shopping, dining, and entertainment options. With a fantastic walk score to downtown and proximity to Marda Loop, convenience is at your doorstep. Key Features: Upper Floor: Two spacious bedrooms with vaulted ceilings, featuring breathtaking views of downtown Calgary skyline from the front primary suite. Main Level: Enjoy a bright family and dining area, a functional kitchen, and a private west-facing balcony—perfect for relaxing or entertaining. Garage & Storage: An attached single-car garage at the back offers ample storage and workspace. Recent Upgrades INCLUDE: Designer paint, Brand new 2-stage Lennox High-Efficiency furnace with humidifier, New High-Efficiency hot water tank and BRAND NEW Lennox AC with 10 year warranty just installed intime for Summer! This townhome is ideally located across from Mount Royal Elementary, making it a fantastic choice for first-time buyers, young families, empty nesters, and investors. It also holds immense potential for Airbnb opportunities. Plus, contemporary furniture is negotiable for a turn-key package! Unparalleled value in this meticulously maintained 3-story townhome, perfectly situated in Bankview on the cusp of Lower Mount Royal and South Calgary. Don't miss out on this manageable, low condo fee gem in a prime location with stunning downtown views. Schedule your viewing today (id:6769)

Bedroom 11.83 Ft x 17.08 Ft
 4pc Bathroom 8.67 Ft x 4.92 Ft
 Primary Bedroom 13.67 Ft x 17.17 Ft
 Living room 17.08 Ft x 10.75 Ft

Dining room 13.00 Ft x 8.25 Ft
 Kitchen 11.83 Ft x 8.50 Ft
 Other 11.75 Ft x 4.58 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<https://403realestate.com/>



Real Estate Professionals Inc.

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

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