



## 2307 14 Street Calgary Alberta

\$399,900

ROOF TOP PATIO! SUNNY PRIVATE PATIO with the most incredible DOWNTOWN VIEWS. Inner city living at its finest with this 2nd floor corner unit, where contemporary elegance meets functional design. This 2-bed + 2-bath home, over 971 sqft, offers a thoughtful floor plan inviting relaxation and entertainment. Upon entering, you are greeted by practical storage and beautiful engineered hardwood floors. Open concept design allows for seamless flow between the kitchen, dining, and living areas creating an inviting atmosphere, ideal for intimate gatherings and large celebrations. The gourmet kitchen stands as the heart of the home, showcasing modern appliances and a spacious island that doubles as a casual dining spot. Its design ensures culinary experiences are as enjoyable as they are effortless. Off the kitchen is private access to your own personal balcony for those morning coffees and evening BBQ's. The primary bedroom is a welcome retreat that comfortably fits a king-size bed, complete with a walk through closet and well-situated en-suite with granite counter tops and loads of storage. The second bedroom on the other side of the condo optimizes complete privacy and offers versatility as a guest room or home office, with the second bathroom conveniently placed a few steps away. There is a separate laundry room. The balcony has a natural gas outlet ready for year long outdoor cooking. The unit's corner positioning enhances privacy and provides abundant light, accented by the beautiful tree view that is rare for inner city living. This home includes one titled underground parking stall to help keep your vehicle protected from the elements and adds to the convenience. Bike storage room is also available in the building. In addition, there is a dedicated storage locker which provides another area to store seasonal items. Ascend to the 4th-floor rooftop patio that p...

Living room 20.67 Ft x 13.00 Ft

Kitchen 17.17 Ft x 10.17 Ft

Primary Bedroom 11.17 Ft x 12.00 Ft

3pc Bathroom 5.00 Ft x 8.67 Ft

Bedroom 10.50 Ft x 14.67 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Listing Presented By:



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