



## 1818 14A Street Calgary Alberta

\$562,800

Three bedrooms, two bathrooms, dedicated storage, and titled parking come together in a boutique brick row building with subtle brownstone vibes and classic urban styling. This townhome blends vibrancy, privacy, and low maintenance living in one of Calgary's most walkable locations. Just moments from the energy of 17th Avenue and the Beltline, you are surrounded by fabulous local dining, cafes, boutique fitness, and everything that makes inner city living so coveted. Tucked away from the street for added peace, the secure setting of the building creates an inviting atmosphere where, in the warmer months, neighbours often unwind on their own private terraces with barbecues or a glass of wine, adding a warm community feeling while maintaining personal privacy. Inside, this home offers the spaciousness of a traditional layout with the ease of condominium living. The modern kitchen features quartz counters, stainless steel appliances including a five burner gas range, generous cabinetry, a breakfast bar for casual meals, and the option to take dinner parties to the dining table that easily seats six. It all flows naturally into the inviting living area where a cozy gas fireplace anchors the room. The second level includes two comfortable bedrooms, a four-piece bathroom, and full size laundry. One more level up is the dedicated entirely to the primary retreat, the true showstopper of the home. This primary bedroom feels both serene and elevated with its soaring vaulted ceilings, wrapped in windows and offers a truly calming sense of space. A generous walkthrough closet offers abundant hanging space and leads to the relaxing spa inspired ensuite complete with double vanities, a glass shower, a deep soaker tub, and the added luxury of heated floors. Topping off this decadent level is the private balcony, perfectly positioned to overlook the front courtyard while capturing...

4pc Bathroom 9.50 Ft x 4.92 Ft  
Bedroom 16.67 Ft x 9.92 Ft  
Bedroom 9.58 Ft x 10.50 Ft  
Furnace 3.25 Ft x 5.92 Ft  
5pc Bathroom 9.75 Ft x 7.92 Ft

Primary Bedroom 16.67 Ft x 15.08 Ft  
Storage 8.83 Ft x 9.75 Ft  
Dining room 13.33 Ft x 7.42 Ft  
Kitchen 16.75 Ft x 9.50 Ft  
Living room 13.50 Ft x 11.92 Ft

Listing Presented By:



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