



## 1828 14 Street Calgary Alberta

\$375,000

Sun-Soaked Corner Unit Steps from the Heart of 17th Ave | Titled Parking & Gas Fireplace. Escape the winter chill in this stunning corner unit condo, perfectly positioned to capture maximum natural light even on the shortest days. Located just steps from the vibrancy of 17th Avenue SW, this home offers the ultimate Calgary lifestyle: a quiet, secure sanctuary inside, with the city's best dining, nightlife, and boutique shopping right at your doorstep. Whether you are walking to work in the downtown core or meeting friends for happy hour, you are in the center of the action. The interior is designed for both comfort and modern elegance. As you enter, rich engineered hardwood floors guide you into a bright, open-concept living space. Being a corner unit, the home benefits from two sides of expansive windows, ensuring the space feels airy and inviting year-round. The living room is anchored by a cozy gas fireplace with a stylish mantle—the perfect spot to unwind with a glass of wine after a long day or to curl up with a book during a snowfall. The chef-inspired kitchen is a standout feature rarely seen at this price point. It highlights gleaming granite countertops, a full-height tile backsplash, and a premium gas range—a luxury for condo living that avid cooks will appreciate. The layout provides excellent flow into the dedicated dining area, making it ideal for hosting dinner parties without separating the host from the conversation. The floor plan is thoughtfully designed to maximize privacy. The primary suite is a true retreat, spacious enough for a king-sized bed, and features a walkthrough closet leading to a luxurious 4-piece ensuite with a separate glass shower and soaker tub. The second bedroom is situated on the opposite side of the living space—perfect for a roommate, a home office, or guests—and is served by a convenient 3-piece main bath. Value-added f...

3pc Bathroom 5.07 Ft x 5.58 Ft

4pc Bathroom 11.42 Ft x 8.83 Ft

Bedroom 9.67 Ft x 5.58 Ft

Dining room 9.67 Ft x 11.33 Ft

Kitchen 9.00 Ft x 11.42 Ft

Living room 15.75 Ft x 8.83 Ft

Primary Bedroom 10.75 Ft x 10.17 Ft

Listing Presented By:



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