



# 2902 14 Avenue Calgary Alberta

\$975,000

Step inside a prestigious brand new townhome in the heart of the inner city SW. Ideally located nearby popular amenities including the Killarney Aquatic Centre, Westbrook LRT Station, 17th Ave SW, Shaganappi Golf Course, multiple greenspaces and bicycle pathways. This 2.5-storey oasis embodies functional design that integrates modern finishing selections across four spacious levels. The welcoming open concept layout showcases a large kitchen island, accompanied by stainless steel appliances, quartz counters, undermount sink and tile backsplash. Follow sleek white oak luxury plank flooring into the adjacent living area that centers around a cozy gas fireplace. Upstairs await three large bedrooms, including the primary retreat with a private walk-in closet and 5 piece ensuite with in-floor heating. The third level is an entertainer's delight, fully equipped with a wet bar, full bathroom, versatile flex area and almost 300 SF serene rooftop patio. A legal 1 bedroom 756 SF suite in the basement with in-floor heating provides a unique opportunity for generating rental income, incorporating multigenerational living, or simply expanding on your current lifestyle needs. Enjoy a convenient and vibrant pedestrian-friendly community, with the added perks of condo maintenance and secured parking in a nearby detached garage. Expected completion June 2026. (id:6769)

- Primary Bedroom 14.50 Ft x 10.00 Ft
- Other 6.00 Ft x 5.00 Ft
- 5pc Bathroom Measurements not available
- Bedroom 11.67 Ft x 9.50 Ft
- Bedroom 10.00 Ft x 10.00 Ft
- 4pc Bathroom Measurements not available
- Other 12.00 Ft x 15.00 Ft
- 4pc Bathroom Measurements not available
- Other 21.00 Ft x 14.00 Ft

- Bedroom 12.67 Ft x 12.00 Ft
- 3pc Bathroom Measurements not available
- Living room 12.67 Ft x 12.00 Ft
- Kitchen 12.67 Ft x 12.00 Ft
- Living room 13.00 Ft x 15.25 Ft
- Kitchen 14.00 Ft x 15.25 Ft
- Dining room 9.67 Ft x 11.00 Ft
- 2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://yycreadvisors.com/>

**RE/MAX Realty Professionals**

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