

**303, 1828 14 Street SW**  
**Calgary, Alberta**

**MLS # A2254753**



**\$400,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lower Mount Royal                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 979 sq.ft.                         | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                |                   |        |
|--------------------|----------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor, Natural Gas                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood                                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                              | <b>Condo Fee:</b> | \$ 643 |
| <b>Basement:</b>   | -                                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                      | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | Poured Concrete                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Chandelier, Elevator, Granite Counters, Kitchen Island, Pantry |                   |        |

**Inclusions:** Living room, couch, coffee table, TV, master bedroom bed, second bedroom, bed, black shelf in living room

in one of Calgary's most vibrant and sought-after locations, just steps from the energy of 17th Avenue SW. Known for its trendy restaurants, boutique shops, coffee houses, and nightlife, this area offers the perfect balance of urban convenience and a welcoming community feel. Everything you need is within walking distance, from daily amenities to some of the city's best dining and entertainment. This wonderfully corner condo showcases stunning décor and thoughtful design throughout. Featuring two spacious bedrooms and two full bathrooms, the floor plan is bright and inviting with large windows that flood the space with natural light. The open kitchen is highlighted by granite countertops and backsplash, a gas range, and black appliances, seamlessly connecting to the dining area and stylish living room. A gas fireplace, designer lighting, and rich engineered hardwood floors create an elegant and modern atmosphere. The primary suite offers a 4-piece ensuite with a separate shower, The second bathroom is 3-piece. Additional features include in-suite laundry, a private balcony, titled underground parking, and an assigned storage locker. The secure building is beautifully maintained, with a welcoming foyer and convenient elevator access. Whether you're looking for a stylish home in the heart of the city or an investment opportunity in a prime location, this property delivers on all fronts.