



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**201, 1828 14 Street SW**  
**Calgary, Alberta**

**MLS # A2284738**



**\$352,500**

<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>	921 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 622
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Building fobs

Truly a phenomenal, exceptionally walkable location for this 2 bedroom, 2 bathroom condo spread over 921 square ft with titled underground parking and a large storage locker. Enjoy the downtown lifestyle just steps to trendy 17th Ave with shops and an array of restaurants and pubs. Walk or bike downtown, along the Bow River, and the many tranquil river pathways. Plus, just a short walk to the heart of Marda Loop for additional restaurant and shopping options. Welcome home to this stylish sanctuary offering a bright and spacious layout. Chef up some culinary wonders in the large kitchen with stainless steel appliances, gas stove, and large island. Relax in your living room in front of the contemporary concrete fireplace that is bathed in sunshine from the oversized windows. The adjacent dining room (or flex space) has plenty of room for meals or the additional space you need. In-flooring heating will keep you warm and cozy all winter. At the end of the day retreat to your primary bedroom with a built-in desk nook, walk-in closet, private ensuite with soaker tub and separate shower. Laundry is also conveniently located in the primary bedroom. The second bedroom is right next to the second full bathroom. This well-maintained condo has a great combination of space and location you can't pass up. You will also enjoy the secure, gated building. This is simply a wonderful move-in ready home in an unbeatable inner-city location!