

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

MLS # A2254753



\$400,000

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

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 643
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	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.