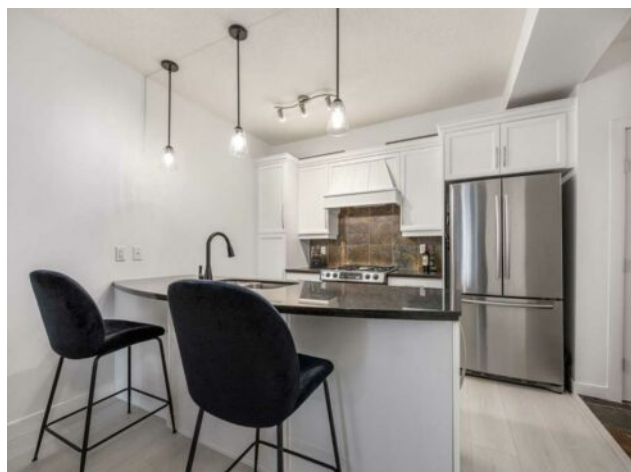


103, 1818 14 Street SW  
Calgary, Alberta

MLS # A2213241



# \$329,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	750 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: Living Room TV Mount

Welcome to urban living at its finest in the heart of Lower Mount Royal! This beautifully renovated condo offers the perfect blend of modern style and unbeatable location. Featuring luxury vinyl plank flooring, an updated kitchen, and stylish new lighting, this space is designed for those who love contemporary comfort. Enjoy the ground-level convenience with separate private access from 14th Street, making coming and going a breeze. The oversized patio is perfect for morning coffee, evening drinks, or entertaining guests. Inside, you'll find an open-concept layout with a beautiful concrete gas fireplace, a versatile den or second bedroom, and 1.5 bathrooms, including a great corner soaking tub for ultimate relaxation. Additional perks include in-suite laundry, titled underground parking, and an assigned storage room—everything you need for easy, stress-free living. Very affordable condo fees make this an even more attractive option. Just steps from 17th Avenue's vibrant restaurants, cafes, and shops, plus easy access to transit and a quick walk to downtown, this location is perfect for young professionals or anyone looking to be close to all the action. Don't miss this incredible opportunity to own in one of Calgary's most sought-after inner-city neighbourhoods!