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2301 14 Street SW
Calgary, Alberta

MLS # A2220959



\$449,900

Division:	Bankview		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,157 sq.ft.	Age:	1991 (34 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 453
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: NA

Welcome to this immaculate townhome, meticulously maintained with recent upgrades including luxury vinyl plank flooring, designer carpet, fresh paint, a high-end Lennox furnace and A/C, smart thermostat, humidifier, new hot water tank, a full home repipe, ensuring long-term peace of mind. Brand new stainless steel appliance package, vaulted ceilings and abundant natural light add to the luxurious feel. Exterior work is nearly complete, and the home includes too many upgrades to list. Pet friendly, located just steps from the vibrant shops and restaurants of 17th Avenue and Marda Loop, this spotless, move-in-ready home blends refined style with inner-city convenience. With the newly adjusted price, this one won't last—book your private viewing today.