

# \$275,000 - 204, 2602 14a Street Sw, Calgary

MLS® #A2114202

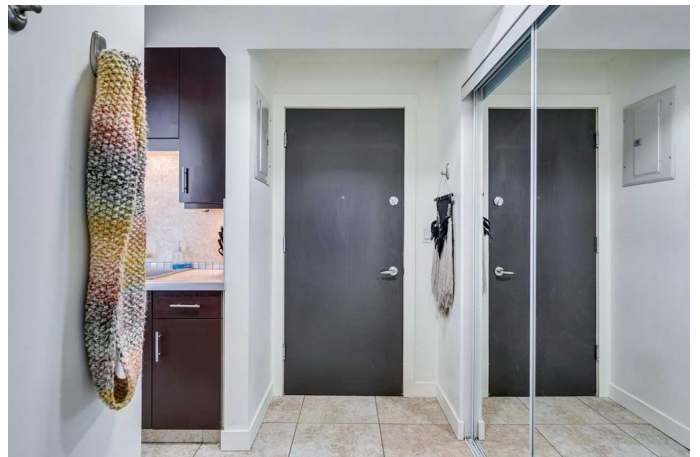
**\$275,000**

2 Bedroom, 1.00 Bathroom, 874 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

Introducing "Brady" – The chic and generously proportioned 2-bedroom, 1-bathroom unit in Urban Steel. Situated in a corner of a concrete building, this unit offers downtown vistas and a host of contemporary amenities that are sure to captivate you. Upon entry, you're greeted by an expansive foyer closet, leading into a luminous, airy living area adorned with floor-to-ceiling windows, bathing the space in natural light. Sleek, low-maintenance tile flooring enhances the modern ambiance, while neutral painted walls present a versatile canvas for your personal style. The kitchen is a culinary haven, boasting espresso cabinets, sleek hardware, and soft-close drawers. Equipped with stainless steel appliances, including a designer faucet and track lighting, this kitchen sets the scene for culinary delights. Step outside onto your private balcony – an idyllic setting for al fresco dining or laid-back BBQs. Featuring ample space for outdoor furnishings, it's your very own retreat to unwind and recharge. Both bedrooms exude spaciousness, furnished with large mirrored closets and updated flooring. One bedroom boasts French doors leading seamlessly into the living area, offering flexibility for a home office, guest quarters, or additional living space. The expansive bathroom offers abundant storage for your essentials, complemented by the convenience of a newer GE washer/dryer combo. Start your day with a cup of coffee from the nearby Starbucks or take a leisurely stroll to explore



the eclectic mix of shops and eateries. With its PET-FRIENDLY policy (no size restriction but subject to board approval) and proximity to off-leash dog parks, your four-legged friend (if you have one) will feel right at home.

Transportation is a breeze with a dedicated parking stall and the option for permit parking nearby. Situated in the hidden gem of Bankview, you'll discover quaint streets and lush parks at every turn. Venture across the street to the Mount Royal community to relish in tree-lined avenues, green spaces, and stately residences. Conveniently positioned between 17th Ave SW and Marda Loop, this condo offers easy access to the vibrant pulse of the city. Featuring flat painted ceilings and abundant storage solutions, this condo embodies modern comfort at its finest. Don't miss out – schedule your viewing today!

Built in 1964

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2114202    |
| Price          | \$275,000   |
| Sold Price     | \$282,500   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 874         |
| Acres          | 0.00        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 204, 2602 14a Street Sw |
| Subdivision | Bankview                |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2T 3X7 |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Storage, Trash              |
| Parking Spaces | 1                           |
| Parking        | Assigned, Off Street, Stall |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, French Door, Kitchen Island, Open Floorplan, Track Lighting, Vinyl Windows  |
| Appliances        | Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                            |
| Cooling           | None                                                                                                              |
| # of Stories      | 3                                                                                                                 |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2024 |
| Date Sold      | March 28th, 2024 |
| Days on Market | 15               |
| Zoning         | M-C2             |
| HOA Fees       | 0.00             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Renzo Real Estate Inc. |
|----------------|------------------------|

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