

# \$415,000 - 410, 2307 14 Street Sw, Calgary

MLS® #A2242004

**\$415,000**

2 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

With over 1,000 square feet of living space and stunning views of downtown from the bedrooms, living room and patio, this top floor corner unit, with 9 foot ceilings throughout, is a rare find. Air conditioning keeps the whole unit cool, and multiple tinted windows keeps it bright and private. Hardwood runs throughout the living room, kitchen, hall and laundry room. The kitchen, with corner pantry, features granite counters, maple cabinets, tile backsplash, dual sinks, breakfast bar, newer fridge (2025), built-in dishwasher (2022), stove and microwave/hood-fan, and under-cabinet lighting. The living and dining area is generous in both size and windows. You™ll have no trouble fitting a sectional couch, chairs, dining table, media console and more here, and still have a clear path to the balcony, with a natural gas bbq included, and mature trees and city view. The primary bedroom is beyond king-sized and features not only with great views from its multiple windows, it also has a walk-through closet with built-in organizers on both sides.. The 3 piece ensuite bathroom has tile floors, an oversized shower and plenty of granite counter space, atop the maple cabinets. The second bedroom is also bright and spacious, with a double closet. The four piece main bathroom also features tile floors, granite counters, and maple cabinets. The very large, in unit laundry room offers not only front loading washer and dryer, but a lot of storage space. You™ll find another storage closet in the hall, and front hall closet by the



door. This unit has just be freshly painted and professionally cleaned. Being a corner unit here means you only have one shared wall. This secure building, with double security doors at the front of the building, and security doors for the underground parking that leads to your titled parking spot and secure bike storage. Extra parking is available to rent if needed. Have an electric or hybrid car? There are charging stations available in the parkade as well. At the other end of the hall from unit 410 is the rooftop patio. It offers lots of entertainment and suntanning areas, a community bbq and more stunning views from the mountains down the Bow Valley, to downtown and Stampede fireworks. Small pets are allowed with board approval. With easy access to shopping, restaurants, bars and so much more on 17th Avenue, this is sure to satisfy your urban-living hopes and dreams. Don't miss this opportunity. The images containing furnishings are virtually staged to show scale and potential layouts. No changes were made to the property's fixed features.

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2242004          |
| Price          | \$415,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,020             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 410, 2307 14 Street Sw |
| Subdivision | Bankview               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 3T5                |

## Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Parking, Trash, Bicycle Storage, Community Gardens, Roof Deck                                      |
| Parking Spaces | 1                                                                                                  |
| Parking        | Heated Garage, Plug-In, Private Electric Vehicle Charging Station(s), Secured, Titled, Underground |
| # of Garages   | 1                                                                                                  |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)  |
| Appliances        | Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer Stacked, Window Coverings, Microwave Hood Fan |
| Heating           | In Floor, Natural Gas                                                                               |
| Cooling           | Central Air                                                                                         |
| # of Stories      | 4                                                                                                   |
| Basement          | None                                                                                                |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony              |
| Roof              | Flat, Asphalt/Gravel |
| Construction      | Wood Frame           |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 52              |
| Zoning         | M-C2            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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