

**415, 1800 14A Street SW  
Calgary, Alberta**

**MLS # A2234436**



**\$495,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,164 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 766
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	C-COR1 f3.0h20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), French Door, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Smart Home, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Floor to ceiling windows and skylights, generous outdoor private space with Juliet balcony and 2 massive patios attached to upstairs loft. On 17th Ave Steps away from cafes, pubs and shops LEAGUE fitness is on the first floor of the building 1 block away from parks.