

# \$374,900 - 105, 2307 14 Street Sw, Calgary

MLS® #A2196428

**\$374,900**

2 Bedroom, 2.00 Bathroom, 857 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

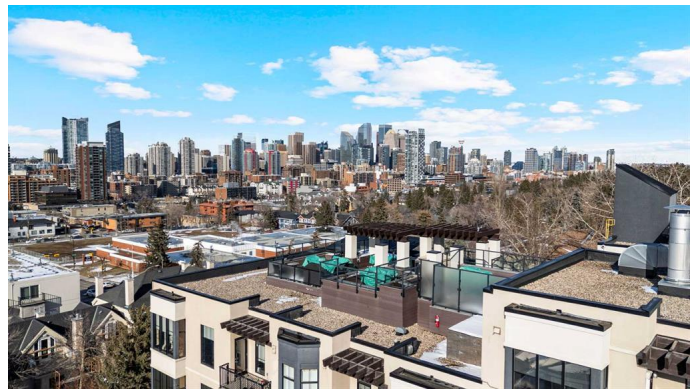
One of the lowest condo fees for a 2 bed/2 bath condo in the area! A Fresh Renovation, A Private Patio & One of the Best Rooftops in the City? Yes, Please.

This condo just got a glow-up—renovated, modern, and completely move-in ready. Fresh finishes, sleek updates, and a layout that just makes sense. It looks and feels brand new—but with way more space than the new builds going up around the city. And when you step inside? It only gets better.

Natural light floods in through massive windows, bouncing off the 9-ft ceilings to make everything feel open, bright, and airy. Whether you’re lounging in the sun or winding down with a drink, this home just feels right.

The kitchen is built for real life—modern finishes, granite counters, stainless steel appliances, and a breakfast bar that turns cooking into a social event. Picture yourself grabbing a quick coffee before work or uncorking a bottle with friends on a Friday night. But this isn’t just about the kitchen—wait until you see what’s next.

The primary suite is your escape, with bay windows, a walk-through closet, and a private ensuite. The second bedroom? A guest space, home office, or flex room—whatever fits your lifestyle. And with a large in-suite laundry/storage room, you’ve got the space you need, exactly where you need it. The Ecobee Smart Thermostat will maximize your comfort. But the real game-changer? The



outdoor space.

A private west-facing patio with a gas hookup and two grass areasâ€”rare for a condo.

Morning coffee in the sun? Check. Summer BBQs? Easy. A quiet escape without leaving home? Youâ€™ve got it. And when you want even better views? Head upstairs.

The common multi-level rooftop garden is next-level. Unreal skyline views, a two-way fireplace, and a BBQ area make it the perfect spot to relax, entertain, or just soak it all in. But thereâ€™s one more thing you donâ€™t expect from a main-floor unit!

Privacy. Most main-floor condos feel exposedâ€”not this one. Raised above street level NOT facing 17th Ave, you get the convenience of easy access without the feeling like you're living in a fishbowl. And with heated underground parking with an option to purchase EV charging, visitor stalls, a storage locker, and a bike room, youâ€™re set up for stress-free living.

And letâ€™s talk locationâ€”walk a few blocks to 17th Aveâ€™s best restaurants, cafÃ©s, and nightlife or head over to Marda Loop in minutes.

This isnâ€™t just a condoâ€”itâ€™s the kind of home you tell your friends about. Donâ€™t miss it.

Built in 2008

## Essential Information

MLS® #	A2196428
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	857
Acres	0.00
Year Built	2008
Type	Residential

Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	105, 2307 14 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3T5

### Amenities

Amenities	Bicycle Storage, Gazebo, Roof Deck, Storage, Visitor Parking
Parking Spaces	1
Parking	Insulated, Parkade, Secured, Titled, Underground
# of Garages	1

### Interior

Interior Features	Stone Counters, Kitchen Island, Open Floorplan, Storage
Appliances	Washer, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Natural Gas, In Floor
Cooling	Wall Unit(s)
# of Stories	4
Basement	None

### Exterior

Exterior Features	None
Roof	Asphalt, Metal
Construction	Stucco, Brick, Stone
Foundation	Poured Concrete

### Additional Information

Date Listed	April 4th, 2025
Days on Market	73
Zoning	M-C2

### Listing Details

Listing Office	Real Broker
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