

# \$455,000 - 2310 14a Street Sw, Calgary

MLS® #A2196928

**\$455,000**

3 Bedroom, 2.00 Bathroom, 748 sqft

Residential on 0.00 Acres

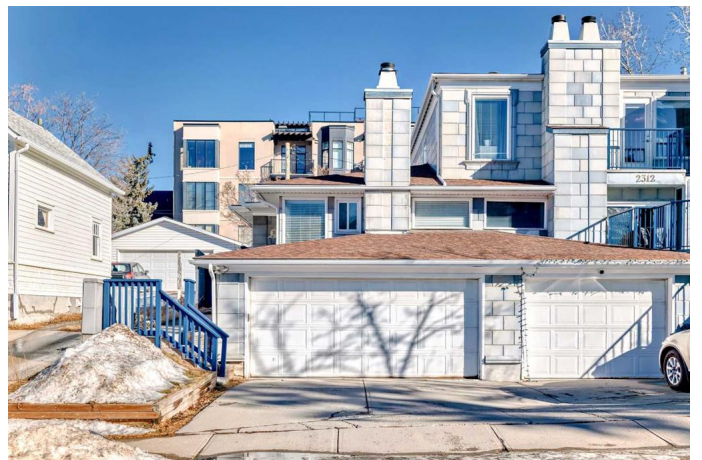
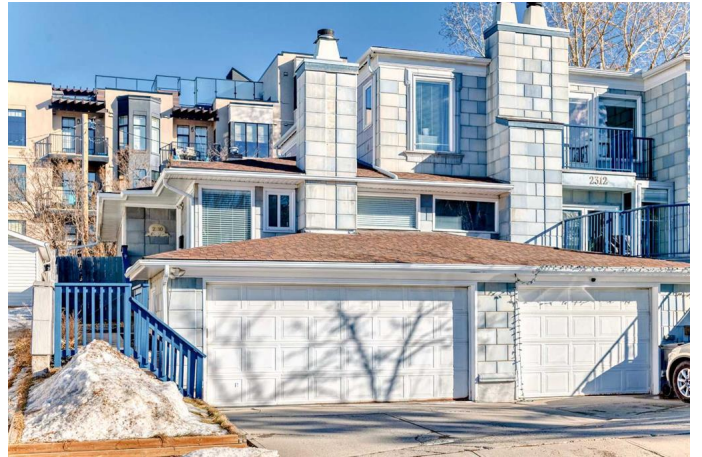
Bankview, Calgary, Alberta

This charming end-unit townhouse, nestled in the vibrant inner city of Calgary, offers the perfect combination of privacy, convenience, and comfort. With a private yard and the added benefit of a double attached garage, this 3-bedroom, 2-bathroom home in the desirable Bankview neighborhood is an exceptional find.

As you step inside, youâ€™re greeted by a bright living area that provides a welcoming atmosphere for relaxing. The layout design connects the living room with the dining area. There is two bedrooms an updated full bathroom and kitchen that leads to the private yard making it ideal for hosting family gatherings or casual get-togethers. Large windows fill the space with natural light, creating a warm and inviting ambiance throughout.

The fully finished basement offers even more living space, complete with durable epoxy flooring, adding versatility to the home. Whether youâ€™re looking for a home office, playroom, gym, or additional entertainment space, the basement is ready to meet your needs.

Step outside to your own private outdoor yardâ€”an excellent retreat for relaxing in peace or hosting outdoor events. Itâ€™s a rare luxury to have such a private outdoor space in an inner-city location. Plus, the



double attached garage provides secure, off-street parking with additional storage options, making it an ideal feature for those looking for convenience and peace of mind.

This fantastic townhouse is located just minutes from the bustling 17th Avenue, where you'll find an array of trendy shops, restaurants, and cafes. You're also only a short distance from downtown, parks, shopping, and excellent transit options, making it incredibly easy to enjoy everything the city has to offer.

In one of Calgary's most sought-after neighborhoods, this home presents a rare opportunity to live in an area that combines the best of urban convenience with a cozy, private retreat. Don't miss out—book your showing today and come see everything this exceptional property has to offer!

Built in 1952

### Essential Information

MLS® #	A2196928
Price	\$455,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	748
Acres	0.00
Year Built	1952
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	2310 14a Street Sw
Subdivision	Bankview

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3X1

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Concrete Driveway
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	36
Zoning	M-CG

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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