

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

MLS® #A2196928

**\$455,000**

3 Bedroom, 2.00 Bathroom, 748 sqft

Residential on 0.00 Acres

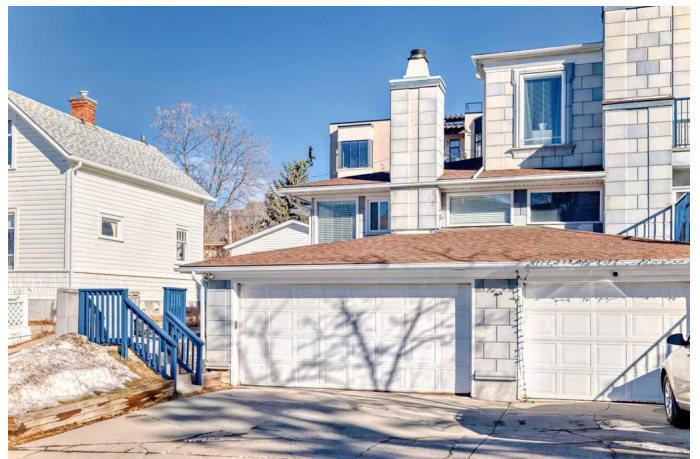
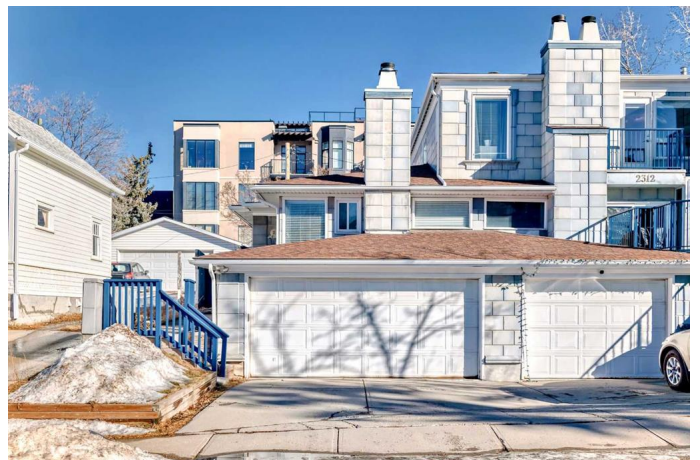
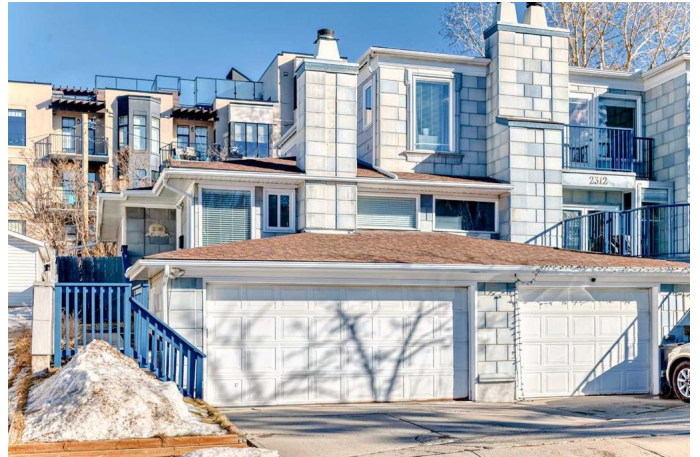
Bankview, Calgary, Alberta

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 youâ€™ll find an array of trendy shops, restaurants, and cafes. Youâ€™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 Calgaryâ€™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. Donâ€™t miss outâ€”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 Faces Front, Concrete Driveway, Garage Door Opener |
| # 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, Refrigerator, Washer, Window Coverings, Microwave Hood Fan |
| Heating           | Forced Air, Natural Gas, Fireplace(s)   |
| 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 | 62                  |
| Zoning         | M-CG                |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.