

# \$489,900 - 2301 14 Street Sw, Calgary

MLS® #A2220959

**\$489,900**

2 Bedroom, 1.00 Bathroom, 1,157 sqft  
Residential on 0.00 Acres

Bankview, Calgary, Alberta

Welcome to a truly immaculate and impeccably maintained townhome where pride of ownership shines in every detail. The owners have meticulously upgraded this home to perfection—every surface gleams and every system feels like new, making it feel more like a brand-new build. Enjoy fantastic downtown views from every level of the home. Main floor featuring in-suite laundry in the mechanical/storage room and convenient access to the garage. The second level is a true highlight, offering a bright, open-concept living and dining area that is both inviting and functional. The kitchen is beautifully upgraded with a full LG stainless steel appliance package—including a refrigerator, stove, dishwasher, microwave, and hood fan—paired with a sleek Moen pull-down faucet. Natural light pours into the living room through east-facing windows to start your day, while the kitchen is bathed in warm west-facing light in the evenings, creating a sun-soaked, serene atmosphere throughout. Step outside to the large west-facing balcony and enjoy peaceful afternoons in golden sunlight. Inside, the home features stunning new luxury vinyl plank flooring, designer carpet on the stairs, and a fully redone mechanical system that includes a high-end Lennox furnace and A/C, smart thermostat, humidifier, new hot water tank, and full home repiping for added peace of mind. Upstairs, the stylishly updated bathroom and spacious primary bedroom provide a perfect



retreat, with downtown views, vaulted ceilings, a large closet, and ample space for additional dressers. The second bedroom also enjoys vaulted ceilings, and plenty of evening sun. Outdoor living is equally impressive with a front patio framed by garden bedsâ€”ideal for morning coffee or evening relaxation. Located just steps from the vibrant shops and restaurants of 17th Avenue and Marda Loop, this spotless, move-in-ready home blends refined, minimalist luxury with unbeatable inner-city convenience. Special assessmentÂ fully paid, and remediation project almost complete, and includes too many upgrades to list. Donâ€™t miss this rare opportunityâ€”book your private showing today!

Built in 1991

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2220959      |
| Price          | \$489,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,157         |
| Acres          | 0.00          |
| Year Built     | 1991          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2301 14 Street Sw |
| Subdivision | Bankview          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |

Postal Code T2T 3T5

### Amenities

Amenities None  
Parking Spaces 1  
Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features Ceiling Fan(s), Closet Organ, Smoking Home, Vaulted Ceiling  
Appliances Dishwasher, Dryer, Electric Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony, Private Entrance  
Lot Description Corner Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 15th, 2025  
Days on Market 10  
Zoning M-C2

### Listing Details

Listing Office Keller Williams BOLD Realty

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