

# \$575,000 - 304, 1818 14a Street Sw, Calgary

MLS® #A2264172

**\$575,000**

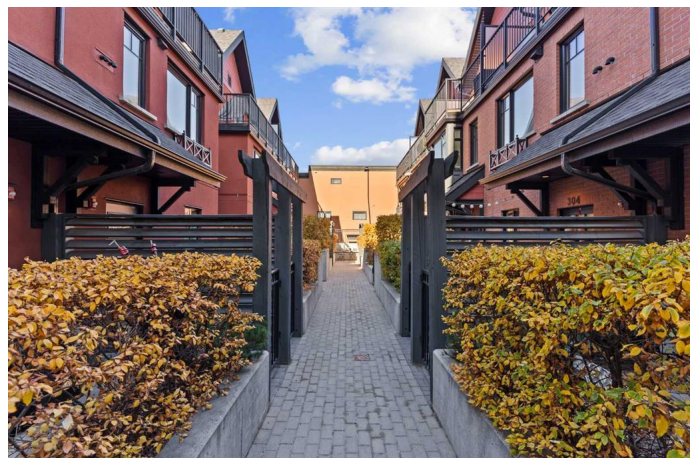
3 Bedroom, 2.00 Bathroom, 1,444 sqft

Residential on 0.00 Acres

Bankview, Calgary, Alberta

With OVER 1,443 SQ.FT of developed living space, this stylish 3 BEDROOM inner city townhome offers urban convenience just steps from 17th Avenue's shops and restaurants. Quietly tucked in a boutique 9-unit complex, this courtyard unit is STUNNING and features a BRIGHT, functional layout. The top floor is dedicated to a SPACIOUS PRIMARY retreat with VAULTED CEILINGS, a large walk-in closet, spa-like ensuite with HEATED FLOORS, soaker tub, & a glass shower. You'll love the views of downtown Calgary along with the added bonus of a private rooftop balcony overlooking the terrace below. The second level includes two generous bedrooms, a full bath, and laundry. The open-concept main floor features a modern kitchen with QUARTZ countertops, stainless steel appliances including a gas range, plenty of cabinet space, and a dedicated dining area that flows into the living room where you can cozy up to the gas fireplace. Enjoy your private courtyard patio with gas hookup – perfect for summer BBQs. A large flex room on the lower level offers additional storage or workout space. The home includes a secure, heated underground parking stall with direct access from your unit. Move-in ready and ideally located, this home combines modern design with the best of downtown living!

Built in 2014



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2264172      |
| Price          | \$575,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,444         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 304, 1818 14a Street Sw |
| Subdivision | Bankview                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2T 3W6                 |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Parking, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                         |
| Parking        | Titled, Underground, Parkade              |

## Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Storage, Tankless Hot Water, Stone Counters |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings                              |
| Heating           | Forced Air                                                                                                                           |
| Cooling           | None                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Partial, Partially Finished                                                                                                          |

**Exterior**

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Courtyard                 |
| Lot Description   | Garden, Landscaped, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                                      |
| Construction      | Brick, Concrete, Stucco, Composite Siding            |
| Foundation        | Poured Concrete                                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 6                  |
| Zoning         | M-CG d111          |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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