

# **\$684,500 - 1812 14a Street Sw, Calgary**

MLS® #A2194361

**\$684,500**

2 Bedroom, 3.00 Bathroom, 1,626 sqft

Residential on 0.09 Acres

Bankview, Calgary, Alberta

**HOME SWEET HOME! FRESHLY PAINTED!**

Welcome to one of the most unique opportunities you will find in inner-city Calgary! This contemporary, executive 3 STOREY TOWNHOUSE offers 2,132+ trendy SQFT developed space in the popular community of BANKVIEW, just steps from 17th AVE SW and all the amazing amenities the area has to offer. This home has been used as a COMMERCIAL OFFICE SPACE, accommodating up to 10 bullpen style desks AND AS A WORK/LIVE SPACE accommodating several offices and a family home. This unbeatable location is suitable for your many needs (C1-CORE - commercial/office/residential) . The main floor features a stunning open concept floor plan with a large spacious sun drenched living space accented by oversized windows, 18 foot ceilings, and a cozy gas fireplace (suitable as a living/dining area or den/home office space), and a gourmet kitchen with stainless steel appliances, granite countertops and tons of cabinet space. There is both a back and side entrance on the ground level. The 2nd floor contains a bedroom with a 4 piece ensuite bathroom and a bright convenient open plan den/office. There is a back balcony just off the office area. The upper 3rd floor offers a massive primary bedroom that occupies the entire floor with a stunning spa like 5 piece ensuite bathroom with double vanity sinks, an oversized shower and a relaxing soaker tub, to wind down after a busy day. The fully



developed basement offers a spacious recreation/family/board room with a dry bar, a 2 piece bathroom with laundry hookups and a utility room with ample storage space. The basement has 2 large windows, making the space very sunny. Additional features include a 2nd floor west facing balcony, an attached, insulated garage, a driveway parking spot, ample street parking and a partially fenced backyard that is is beautifully professionally low maintenance landscaped and manicured offering you your own private patio and oasis! This unrivalled location is steps from 17th Ave and Downtown Calgary, restaurants, grocery stores, Buckmaster Park, local cafes, boutique shops, schools including Connaught School and Mount Royal School, public transportation options including nearby bus stops and the Sunalta LRT station and much more. Donâ€™t miss out on this RARE OPPORTUNITY, book your private viewing today! Currently zoned C-COR1 with residential status. Its very easy to convert/re-status property back to a full time commercial office space. (Residential work from home status allows for a lower tax fee but if you don't live there you can convert back to an office by contacting the city). Property has been recently fully painted.

Built in 2007

### **Essential Information**

MLS® #	A2194361
Price	\$684,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,626
Acres	0.09
Year Built	2007

Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1812 14a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3W6

### Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Off Street, Front Drive, Insulated, Single Garage Attached, Tandem
# of Garages	1

### Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Bookcases, Dry Bar, Soaking Tub, Steam Room
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks, Tile
# of Stories	3
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, See Remarks, Treed, City Lot, Fruit Trees/Shrub(s), Views
Roof	Tar/Gravel

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	92
Zoning	C-COR1

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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