

# \$385,000 - 105, 2307 14 Street Sw, Calgary

MLS® #A2196428

**\$385,000**

2 Bedroom, 2.00 Bathroom, 857 sqft  
Residential on 0.00 Acres

Bankview, Calgary, Alberta

A Fresh Renovation, A Private Patio & One of the Best Rooftops in the City? Yes, Please.

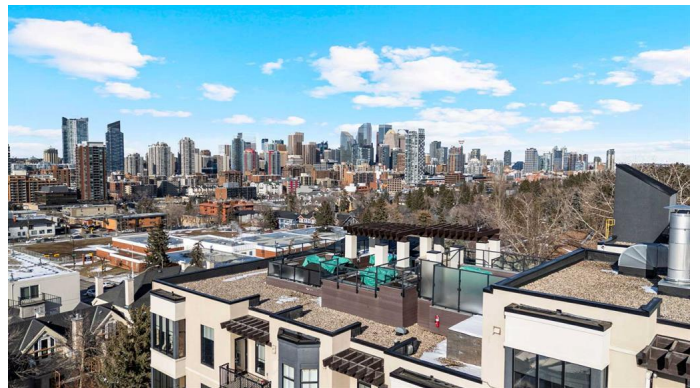
This condo just got a glow-up—renovated, modern, and completely move-in ready. Fresh finishes, sleek updates, and a layout that just makes sense. It looks and feels brand new—but with way more space than the new builds going up around the city. And when you step inside? It only gets better.

Natural light floods in through massive windows, bouncing off the 9-ft ceilings to make everything feel open, bright, and airy. Whether you're lounging in the sun or winding down with a drink, this home just feels right.

The kitchen is built for real life—modern finishes, granite counters, stainless steel appliances, and a breakfast bar that turns cooking into a social event. Picture yourself grabbing a quick coffee before work or uncorking a bottle with friends on a Friday night. But this isn't just about the kitchen—wait until you see what's next.

The primary suite is your escape, with bay windows, a walk-through closet, and a private ensuite. The second bedroom? A guest space, home office, or flex room—whatever fits your lifestyle. And with a large in-suite laundry/storage room, you've got the space you need, exactly where you need it. The Ecobee Smart Thermostat will maximize your comfort. But the real game-changer? The outdoor space.

A private west-facing patio with a gas hookup



and two grass areasâ€”rare for a condo.

Morning coffee in the sun? Check. Summer BBQs? Easy. A quiet escape without leaving home? Youâ€™ve got it. And when you want even better views? Head upstairs.

The common multi-level rooftop garden is next-level. Unreal skyline views, a two-way fireplace, and a BBQ area make it the perfect spot to relax, entertain, or just soak it all in. But thereâ€™s one more thing you donâ€™t expect from a main-floor unit!

Privacy. Most main-floor condos feel exposedâ€”not this one. Raised above street level NOT facing 17th Ave, you get the convenience of easy access without the feeling like you're living in a fishbowl. And with heated underground parking with an option to purchase EV charging, visitor stalls, a storage locker, and a bike room, youâ€™re set up for stress-free living.

And letâ€™s talk locationâ€”walk a few blocks to 17th Aveâ€™s best restaurants, cafÃ©s, and nightlife or head over to Marda Loop in minutes.

This isnâ€™t just a condoâ€”itâ€™s the kind of home you tell your friends about. Donâ€™t miss it.

Built in 2008

## Essential Information

MLS® #	A2196428
Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	857
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment

Style Low-Rise(1-4)  
Status Active

### Community Information

Address 105, 2307 14 Street Sw  
Subdivision Bankview  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2T 3T5

### Amenities

Amenities Bicycle Storage, Gazebo, Storage, Visitor Parking, Roof Deck  
Parking Spaces 1  
Parking Insulated, Parkade, Titled, Underground, Secured  
# of Garages 1

### Interior

Interior Features Kitchen Island, Open Floorplan, Stone Counters, Storage  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
Heating In Floor, Natural Gas  
Cooling Wall Unit(s)  
# of Stories 4  
Basement None

### Exterior

Exterior Features None  
Roof Metal, Asphalt  
Construction Brick, Stone, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed April 4th, 2025  
Days on Market 13  
Zoning M-C2

### Listing Details

Listing Office Real Broker

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