

# \$400,000 - 303, 1828 14 Street Sw, Calgary

MLS® #A2254753

**\$400,000**

2 Bedroom, 2.00 Bathroom, 979 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

in one of Calgary's most vibrant and sought-after locations, just steps from the energy of 17th Avenue SW. Known for its trendy restaurants, boutique shops, coffee houses, and nightlife, this area offers the perfect balance of urban convenience and a welcoming community feel. Everything you need is within walking distance, from daily amenities to some of the city's best dining and entertainment.

This wonderfully corner condo showcases stunning décor and thoughtful design throughout. Featuring two spacious bedrooms and two full bathrooms, the floor plan is bright and inviting with large windows that flood the space with natural light.

The open kitchen is highlighted by granite countertops and backsplash, a gas range, and black appliances, seamlessly connecting to the dining area and stylish living room. A gas fireplace, designer lighting, and rich engineered hardwood floors create an elegant and modern atmosphere.

The primary suite offers a 4-piece ensuite with a separate shower, The second bathroom is 3-piece . Additional features include in-suite laundry, a private balcony, titled underground parking, and an assigned storage locker. The secure building is beautifully maintained, with a welcoming foyer and convenient elevator access.



Whether youâ€™re looking for a stylish home in the heart of the city or an investment opportunity in a prime location, this property delivers on all fronts.

Built in 2004

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2254753          |
| Price          | \$400,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 979               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 303, 1828 14 Street Sw |
| Subdivision | Lower Mount Royal      |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 3S9                |

**Amenities**

|                |         |
|----------------|---------|
| Amenities      | Other   |
| Parking Spaces | 1       |
| Parking        | Parkade |

**Interior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Chandelier, Elevator, Granite Counters, Kitchen Island, Pantry           |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |

|                 |                       |
|-----------------|-----------------------|
| Heating         | In Floor, Natural Gas |
| Cooling         | Wall/Window Unit(s)   |
| Fireplace       | Yes                   |
| # of Fireplaces | 1                     |
| Fireplaces      | Gas                   |
| # of Stories    | 4                     |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 55                   |
| Zoning         | M-C2                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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