

**14, 2400 15 Street SW**  
**Calgary, Alberta**

**MLS # A2225853**



**\$300,000**

<b>Division:</b>	Bankview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	861 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall, Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 613
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters		

**Inclusions:** 2 Wall Mounts

**\*\*OPEN HOUSE Saturday June 7th 12-3pm\*\*** Located in the vibrant and desirable community of Bankview, this beautifully updated two-level townhome perfectly blends comfort, style, and convenience. The main level boasts a thoughtfully designed galley kitchen featuring a modern tile backsplash, ample cabinetry, and bright lighting—ideal for everyday cooking and entertaining. Just beyond, the spacious dining area offers room for additional storage or a home office nook. Relax in the inviting living room, complete with a cozy wood-burning fireplace that adds warmth and charm. Step outside to the northwest-facing balcony, a perfect year-round retreat to enjoy fresh air and sunset views. Upstairs, you'll find two generously sized bedrooms and a 4-piece bathroom with an oversized round tub—perfect for relaxing soaks. For added convenience, in-suite stacked laundry is also located on this level. A standout feature of this home is the heated underground parking with a rare, extra-large tandem stall that accommodates two vehicles—an exceptional amenity in inner-city living. Nearby some of Calgary's best dining, shopping, and entertainment. Don't miss your chance to own a stylish, townhouse in one of the city's most sought-after neighborhoods.