# \$874,900 - 2109 14a Street Sw, Calgary

MLS® #A2254522

# \$874,900

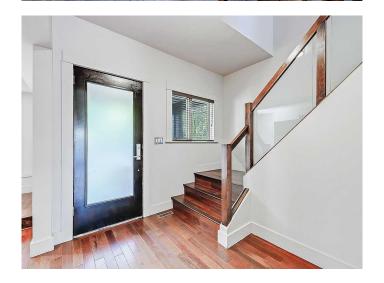
3 Bedroom, 4.00 Bathroom, 1,634 sqft Residential on 0.09 Acres

Bankview, Calgary, Alberta

Blending the timeless character of a century home with the comforts of modern living, this beautifully maintained family residence is sure to impress even the most discerning buyer. From its striking curb appeal and inviting front porch to the professionally updated interior. Offering nearly 2,300 sq. ft. of living space across three levels, the home features an open, light-filled layout with three spacious bedrooms. The main floor is designed for both family living and entertaining, showcasing a gourmet kitchen complete with stainless steel appliances, a gas range, and a massive granite island. The adjoining dining and living areas flow seamlessly to a large deck overlooking the sunny west-facing backyard with a heated double detached garage. Upstairs, the primary retreat boasts vaulted ceilings, a skylight that bathes the space in natural light, an inspired 4-piece ensuite, and a walk-in closet. Two additional generously sized bedrooms and a full bathroom complete the upper level. The fully developed lower levelâ€"accessible from the main floor or a private side entranceâ€"offers a versatile family room with a wet bar/kitchenette, recreation area, laundry, 3-piece bathroom, generous storage, and a flex room that could easily serve as a fourth bedroom. Additional highlights include a newer furnace and hot water tank. Located in the heart of the inner city on one of the nicest streets Bankview has to offer, this home is just steps from vibrant 17th Avenue with its boutique shops and







restaurants, close to excellent schools, and minutes from downtown.

#### Built in 1912

# **Essential Information**

MLS® # A2254522 Price \$874,900

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,634 Acres 0.09 Year Built 1912

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 2109 14a Street Sw

Subdivision Bankview
City Calgary
County Calgary
Province Alberta
Postal Code T2T 3W9

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

### Interior

Interior Features Built-in Features, Closet Organizers

Appliances Bar Fridge, Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator,

Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Cedar, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 14th, 2025

Days on Market 51

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.