



180 Degree unobstructed view of downtown from the living room, dining room and kitchen.

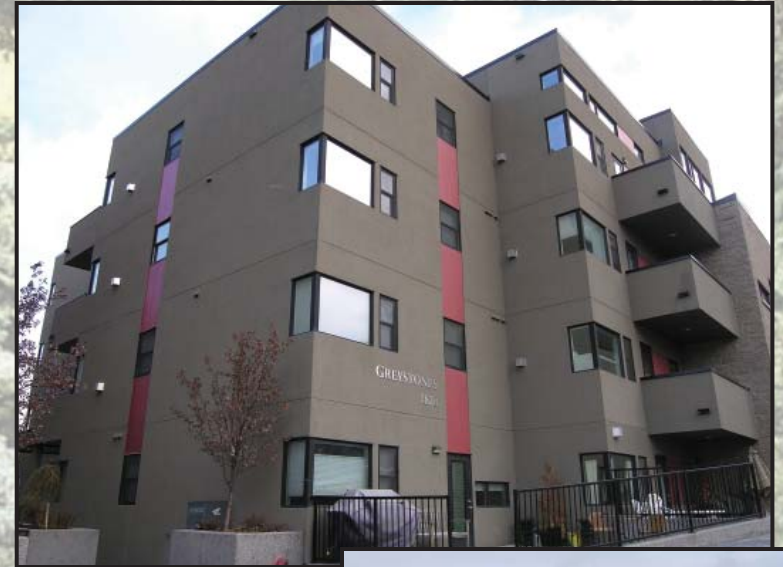


This condo has been designed in a Great-Room concept with all the rooms open to each other.



Designer inspired ultra modern kitchen with stainless steel appliance, a monochrome-look backsplash, an abundance of cabinetry and thick slabs of granite counters.

*Welcome to
306, 1828 - 14 Street S.W.*



403-249-4322

www.calgaryconnection.com



Overview

Inner city living at its best! Welcome to 180 degree un-obstructive views of downtown! Nine foot ceilings...in-floor heating! Designer accents everywhere! Walk to work, steps to trendy 17th Avenue restaurants, shops and Marda Loop just a short distance away. This is ultra-modern, designer inspired condo is sure to enhance your lifestyle. The combinations of the open kitchen, dining & living area creating the Great-room concept which is ideal for entertaining...and the wall of windows allows you to take in that gorgeous view available from this entire area. The well designed floor-plan allows large open spaces ideal for entertaining; the master bedroom suite is separated from the second bedroom creating a "separate wing" for out of town guests. Don't miss the extras, stainless steel appliances, cherry-stained maple cabinetry, thick slabs of granite and an extended counter establishing a breakfast bar. This two bedroom plus den unit continues with the high-end tile flooring and granite counters in both bathrooms. As well...less obvious to the eye is titled underground parking, an enormous storage area and in-suite laundry...this is the best in condo living!

Immaculate from top to bottom...located in the desirable inner-city community of Lower Mount Royal; the owner has cared for the home, as it truly oozes Pride of Ownership.

Kitchen

Enjoy creating that special meal while soaking in the spectacular downtown view! Meal preparation is a breeze in this ultra kitchen offering an abundance of cherry-stained maple cabinetry, stainless steel appliances, and thick slabs of granite counters; extended creating a casual eating area. This area is functional and yet has a balance of beauty, comfort and convenience. Notice the volume of cabinets, and the vertical cabinet, conveniently located directly beside the gas stove. The backsplash is a monochrome look tile and has a feature wood hood-fan cover...a true focal point in this fabulous kitchen.

Great Room

Privacy...truly a unique feature for Calgary! This unit is positioned above nearby buildings permitting the unobstructed view of downtown and neighbours located at a distance. The contemporary and well thought out plan of the condo is an important feature. The spaciousness of this unit is created by the combination of the principle rooms. **continues...**

Great Room continued...

The combined living area and dining area offers warmth and coziness, but is roomy enough to nicely showpiece your furnishings...and...of course enjoy the concrete façade gas fireplace to warm those cold Calgary nights. Notice the French door accessing the balcony from the living area of the home...also creating even greater spaciousness and brightness to this unit. The balcony features a natural gas line, faces east and is open to the sunny south, and encompasses has that amazing view of downtown.

2 Bedrooms, 2 Bathrooms and a Den

The location of the second bedroom and bathroom is an important feature... a wing to the rear of the unit allowing privacy from your guests. The master bedroom is generously sized with a walk-in closet. The five-piece en-suite is of the same high quality as found throughout this unit...the designer tile flooring, the cabinetry, granite counters, deep soaker tub and separate stand-up shower. The den is currently being used primarily as an in suite gym or convert it back to an office...should you decide.

Extras and Building Features

We know you will love the convenience and privacy of your own in-suite laundry. The extras shelves will help with storage along with the large linen closet. Don't miss the extra cabinet at the end of the island. The unit comes with one titled parking stall and has a spacious assigned storage unit in the building, very convenient.

Conclusion

Inner-city living at its best and fabulous downtown view! This ultra-modern condominium oozes designer quality finishings while engaging a very functional plan. This unit can't be beat...from the nine foot ceilings to its open spacious floorplan, numerous large windows, to its abundance of maple cabinetry in the kitchen, the covered parking stall, and in-suite laundry. This is an opportunity that should not be missed. This home shows "True Pride of Ownership" and is in move-in condition. It has a superior location, steps away from the 17th Avenue shopping and restaurants with close proximity to major thoroughfares.

For a virtual tour and more information please visit my website at www.calgaryconnection.com or call Real Phaneuf at 403-685-2413.