

101, 2111 14 Street SW
Calgary, Alberta

MLS # A2233522



\$199,900

Division:	Bankview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	679 sq.ft.	Age:	1962 (63 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Combination, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 565
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	m-c2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Step into Unit 101 at The Sofia—a boutique gem in Calgary’s thriving Bankview neighborhood. This stunning 2-bedroom end unit is where modern elegance meets heartfelt warmth, in one of the city’s most walkable and vibrant locations. Just steps from the iconic 17th Avenue SW “Red Mile”, your new home places you in the heart of it all—artisan cafés, mouthwatering restaurants, buzzing bars, and indie boutiques—waiting to become part of your everyday lifestyle. Right across from Mount Royal School, it’s an ideal spot for families who value top education and community roots. Your new daily walk could include: • Craft coffee at Analog, sweet treats at Made By Marcus, or pizza perfection at Una • Gourmet bites at Model Milk, cheers at The Ship & Anchor, cocktails at Proof, and date nights at Cleaver or Vin Room • Local treasures at Scout, Mount Royal Village, or Black Box Boutique • Nearby cultural hubs like Cineplex Market Mall Cinemas and the Bankview Community Centre

Nestled along tree-lined 14th Street SW, the home balances urban energy with a welcoming, tight-knit feel. Inside, enjoy a bright, beautifully refreshed space featuring: • New stainless steel appliances • Sleek countertops • Fresh light fixtures • End-unit privacy and natural light throughout

You’ll love the convenience of communal laundry on the same floor and easy-access parking, adding simplicity to stylish city living. Whether you’re buying your first home, downsizing smartly, or investing wisely, Unit 101 at The Sofia is more than just a place—it’s a launchpad to everything Calgary has to offer. Live boldly. Live beautifully. Join us at The Sofia - where boutique elegance meets the vibrant soul of Bankview!