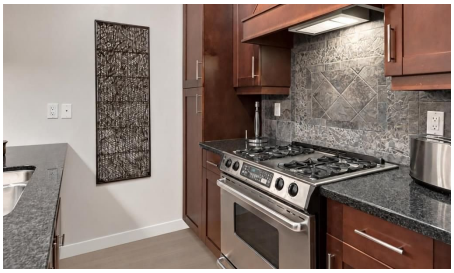
106 1828 14 Street SW

Calgary | Active | MLS® A2343017

$425,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2004**	**1,180 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Keller Williams BOLD Realty

A closer look

Welcome to this exceptionally spacious 2-bedroom plus den, 2-bathroom residence in the heart of Lower Mount Royal, offering the size, flexibility, and convenience that can be hard to find in Calgary's inner city. This generous main-floor unit features newer flooring, large windows, oversized room sizes, in-suite laundry, and plenty of natural light throughout. The open living and dining areas provide an inviting setting for everyday living and entertaining, while the gas fireplace adds warmth and character to the space. Step outside to your private patio and enjoy a partial view toward downtown. The well-appointed kitchen offers ample cabinetry and prep space along with stainless steel appliances and a gas stove. The thoughtfully designed floor plan includes two spacious bedrooms PLUS a separate den, ideal for a home office, reading room, or flexible living space. The primary bedroom features a walk-in closet and a five-piece ensuite with dual vanities, a deep soaker tub, and a separate glass shower. A second full bathroom provides added convenience for family or guests. Practical features are equally impressive, including out-of-suite storage and the rare benefit of **two titled parking stalls** The location is outstanding. Just around the corner from 17th Avenue SW, you are minutes from some of Calgary's best restaurants, nightlife, cafés, fitness studios, and boutique shopping, while Marda Loop is just up the hill. Despite the central location, the building offers a quieter residential setting and has been very well maintained. The exterior of the building has also recently undergone a substantial overhaul, with the work completed and paid for. If you have been looking for an inner-city condo that does not compromise on space, parking, storage, outdoor living, or location, this Lower Mount Royal home offers an exceptional combination of all five.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343017
Bedrooms	2
Bathrooms	2
Year Built	2004
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	1,180 sq. ft.
Condo Fee:	$728.14
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	7
Year built:	2004 (Age: 22)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0412256
Heating:	Forced Air
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes

Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Garage Spaces:	2
Parking:	Covered, Garage Door Opener, Heated Garage, Parkade, Titled
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Greystones
Community:	Lower Mount Royal
Amenities:	Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking
Appliances:	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Foyer · 9'9" × 8'2" ·
Main Floor	Office · 9'8" × 8'1" ·
Main Floor	Bedroom - Primary · 12'2" × 9'7" ·
Main Floor	Kitchen · 13'7" × 8'6" ·
Main Floor	Living Room · 16'5" × 13'6" ·
Main Floor	Bedroom · 10'1" × 9'3" ·

Main Floor	Dining Room · 10'2" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Walk-In Closet(s)
Exterior Features:	Courtyard
Patio And Porch Features:	Enclosed
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/106-1828-14-street-sw-calgary-a2343017/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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