

303, 4440 14 Street NW
Calgary, Alberta

MLS # A2214595



\$499,900

Division:	North Haven		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,153 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 657
Basement:	-	LLD:	-
Exterior:	Cedar, Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, French Door, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Soaking Tub		

Inclusions: None.

Spacious third floor 2 bedroom, 2 full bath end unit with PANORAMIC SOUTHWEST CITY & MOUNTAIN VIEWS! The open plan presents hardwood floors & high ceilings, showcasing a living room with anchored by a floor to ceiling fireplace, dining area with ample space to seat 8 guests & kitchen that's tastefully finished with granite counter tops, rich dark cabinetry & stainless steel appliances. The primary bedroom with balcony access features ample closet space & a private 4 piece ensuite. A second bedroom (also with balcony access) & 3 piece bath are perfect for guests. Other notable features include a large in-suite laundry/storage room, huge wrap-around balcony with spectacular views & one titled underground parking stall. This gorgeous condo is located across the street from the Calgary Winter Club & is close to Nose Hill Park, Confederation Park Golf Course & bike paths, schools, shopping, public transit & direct access to 14th Street, John Laurie & McNight Blvds. Immediate possession is available!