# 503, 4 14 Street NW
# Calgary, Alberta

**MLS # A2243664**
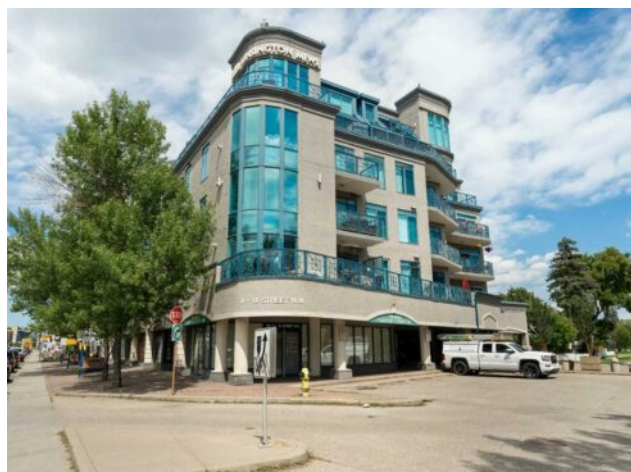


# $699,900

| | |
|---|---|
| **Division:** | Hillhurst |
| **Type:** | Residential/High Rise (5+ stories) |
| **Style:** | Apartment-Single Level Unit |

| | | | |
|---|---|---|---|
| **Size:** | 1,492 sq.ft. | **Age:** | 1999 (26 yrs old) |
| **Beds:** | 2 | **Baths:** | 2 |
| **Garage:** | Underground | | |
| **Lot Size:** | - | | |
| **Lot Feat:** | Other | | |

| | | | | |
|---|---|---|---|---|
| **Heating:** | In Floor | | **Water:** | - |
| **Floors:** | Ceramic Tile, Vinyl Plank | | **Sewer:** | - |
| **Roof:** | - | | **Condo Fee:** | $ 781 |
| **Basement:** | - | | **LLD:** | - |
| **Exterior:** | Concrete, Stucco | | **Zoning:** | C-COR2 f2.8h16 |
| **Foundation:** | - | | **Utilities:** | - |
| **Features:** | No Animal Home, No Smoking Home, Walk-In Closet(s) | | | |

| | |
|---|---|
| **Inclusions:** | Portable Air Conditioner |

Welcome to urban living at its best! This bright and beautifully maintained 2-bedroom condo is nestled in the vibrant community of Kensington, just minutes from downtown with easy access to major roadways—making any destination in the city a breeze. Step outside your door and immerse yourself in one of Calgary's most walkable and beloved neighbourhoods. Enjoy your mornings at local coffee shops, grab groceries from the nearby supermarket or drugstore, explore boutique stores, dine at a variety of restaurants and pubs, and catch a film at the iconic Plaza Theatre—all just steps away. Stroll or jog along the scenic Bow River pathways, through the leafy streets of Hillhurst/Sunnyside, or relax in beautiful Riley Park. This unit is located in a well-established, self-managed, and problem-free building—quiet, secure, and full of friendly residents. The condo features in-floor heating, and gas, water, and sewage are included in the condo fees. A rare bonus: TWO titled underground heated parking stalls, plus seven visitor stalls—you'll never stress about parking, even when hosting guests. Your car will always be a toasty 17&deg;C, even on Calgary's coldest mornings. And don't miss the stunning west facing views that flood the home with natural light and treat you to unforgettable sunsets. This is the ideal opportunity for professionals, downsizers, or anyone who values convenience, character, and community. Call your favourite REALTOR&reg; to book your showing today!