

**303, 314 14 Street NW
Calgary, Alberta**

MLS # A2277640



\$174,888

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	545 sq.ft.	Age:	1969 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Driveway, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 379
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR2 f2.8h16
Foundation:	-	Utilities:	-
Features:	Laminate Counters, See Remarks, Vinyl Windows		

Inclusions: None

Incredible 1 bedroom 1 bathroom in sought-after Hillhurst! Welcome home to 303, 314 14 St NW! Located in a quiet, concrete building, this move-in ready unit is filled with natural light & features stunning new laminate flooring, fresh paint & neutral decor throughout. The spacious bedroom provides a peaceful retreat, and the updated galley kitchen with a cozy eating nook is perfect for enjoying meals. A large living area & 4-piece bathroom complete the space. Building amenities include laundry on each floor and powered parking stall. The building itself has been well maintained and updated over the years, ensuring a comfortable and secure living experience. This PRIME LOCATION is just steps away from the Bow River, beautiful parks, pathways, and all the unique shops, cafes, and restaurants that make Kensington so special. Commuting is a breeze, with easy access to SAIT, the downtown core, and a network of pathways. Don't miss your chance to experience the best of urban living in an amazing location. Don't wait and book your viewing and secure this exceptional opportunity today! Also, check out the Drone and Walkthrough video.