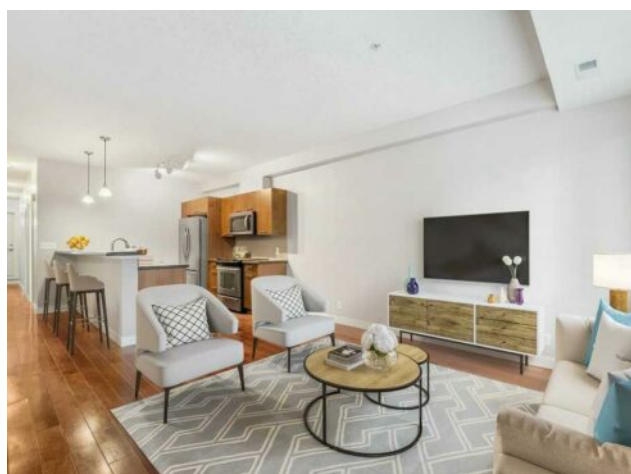


202, 476 14 Street NW  
Calgary, Alberta

MLS # A2205073



# \$314,900

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	762 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 384
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	C-COR1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

Fresh paint, modern appeal, air conditioning + walkout terrace! Situated in the desirable Kensington area, this spacious 1 bedroom plus den/flex condo features both north + south access and is showcased with hardwood flooring, 9 foot ceilings + large windows throughout. The stylish kitchen will impress with granite counters, stainless steel appliances, long breakfast bar, double sink + modern cabinetry. The primary bedroom boasts three large windows and a walk-in closet. There is a flex space smartly tucked away by the patio which is ideal for a home office or a large wardrobe. Don't miss the 160 sqft oversized walk out patio that enjoys views into Riley Park. What else? Stainless steel in-suite washer + dryer, titled underground parking stall, assigned storage locker + affordable condo fees! The Urban Athlete gym is onsite, so no need to leave the house for your workout. You are mere blocks to parks, grocery, coffee shops, all the area's popular pubs + restaurants, SAIT, C-Train and a short commute into the downtown.