

**303, 4440 14 Street NW**  
**Calgary, Alberta**

**MLS # A2214595**



## \$499,900

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

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 657
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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!