

**302, 314 14 Street NW**  
**Calgary, Alberta**

**MLS # A2301716**



**\$229,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	759 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Outside, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 521
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-COR2 f2.8h16
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases		

**Inclusions:** N/A

Live the Inner-City Lifestyle in Hillhurst! Perfect for a young couple starting out/professional or urban investment property. This stylish two bedroom CONVERTED to a one-bedroom apartment puts you right in the heart of one of Calgary's most vibrant communities. Imagine weekend brunch at your favourite cafe, evening walks through Riley Park, and biking everywhere with paths that connect the entire city—all just steps from your front door. This updated unit is move-in ready and located in a clean, well-managed building with convenient laundry on every floor and secure bike storage on the 8th floor. The ultimate mix of affordability, location, and lifestyle—your inner-city dream starts here! Book your showing with your favourite realtor today!