

**507, 429 14 Street NW**  
**Calgary, Alberta**

**MLS # A2302466**



**\$240,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	640 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 493
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	C-COR2 f2.8h16
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Open Floorplan, Quartz Counters		

**Inclusions:** See Remarks

Meet "Haven" — a beautifully updated fifth-floor condo in The Vue in Hillhurst. This SW corner unit offers a bright, open-concept layout and is truly move-in ready (with the option to include furnishings). The stunning kitchen features sleek full-height cabinetry, a mosaic backsplash, granite countertops, a water filtration system, and stainless steel appliances, including a newer dishwasher and microwave. Designed for both everyday living and entertaining, the space easily accommodates a dining area and flows seamlessly into the living room. Large patio doors fill the home with natural light, while the spacious covered west-facing balcony is the perfect place to unwind and enjoy evening sunsets overlooking the tree-lined neighbourhood. Quietly positioned, this unit does not face 14th Street. The bedroom also enjoys west-facing views and offers a generous closet. A well-appointed 4-piece bathroom with tub and shower combines style and functionality. Additional features include in-suite laundry, ample storage (including a separate storage locker), and an assigned outdoor parking stall. The building also offers a gym and bike storage. Ideally located just steps to SAIT, Riley Park, the river pathway system, transit, downtown, and Kensington—enjoy easy access to some of Calgary's best shops, restaurants, and green spaces.