

704, 314 14 Street NW
Calgary, Alberta

MLS # A2324625



\$189,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	549 sq.ft.	Age:	1969 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 379
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Other, Wood Frame	Zoning:	C-COR2 f2.8h16
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Experience the best of inner-city living in this bright and well maintained one-bedroom condo located in the highly sought after community of Hillhurst. Whether you're a first time home buyer, investor, or looking to downsize, this home offers outstanding value in one of Calgary's most walkable neighbourhoods. Large windows fill the living area with natural light while offering beautiful views of the downtown skyline. The newly renovated kitchen features modern finishes, generous cabinetry, and a functional layout that flows seamlessly into the living and dining areas, making the space both comfortable and practical. The spacious bedroom is complemented by a well appointed 3 piece bathroom, creating a functional floor plan that's easy to enjoy and maintain. Enjoy an unbeatable location just steps from Kensington's popular cafés, restaurants, boutique shops, and everyday amenities. Riley Park, the Bow River pathway system, SAIT, Sunnyside LRT Station, and downtown Calgary are all within easy reach, making commuting and enjoying the city's best attractions effortless. With quick access to major roadways and nearby parks, this is an excellent opportunity to own in one of Calgary's most established and desirable communities. Don't miss your chance to own this fantastic innercity home.