

411, 429 14 Street NW
Calgary, Alberta

MLS # A2333718



\$275,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 574
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR2 f2.8h16
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Granite Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Best Value in Hillhurst! A rare opportunity to own a spacious 2-BEDROOM CORNER unit in sought-after Hillhurst for under \$300K. With 846 sq ft, PARKING, INSUITE LAUNDRY, a south west-facing balcony with spectacular sunlight and an unbeatable inner-city location, this is an incredible opportunity for first-time buyers, investors or anyone wanting to be close to everything. *** Entering the unit you are welcomed by a spacious tiled foyer with plenty of storage. Stepping into the living area you will find an open concept layout, where large windows fill the home with natural light. The kitchen features granite countertops, wood cabinet doors, stainless steel appliances including a GAST STOVE, FRENCH DOOR FRIDGE with water and ice dispenser, and a convenient breakfast bar. The inviting living area includes a cozy fireplace and patio doors lead to the west-facing balcony – the perfect place to relax and enjoy the evening sun. And a separate dining area with window to the north provides plenty of space for entertaining. Two generously sized bedrooms feature large windows, and a conveniently located bathroom has a large granite topped vanity. The in-suite laundry and additional storage closets add everyday convenience. This unit also includes a parking stall and storage locker. *** Residents in this well managed PET FRIENDLY building, enjoy access to a well equipped fitness centre and bike storage room. ***** Located close to restaurants, shopping, transit, schools, parks, and everyday amenities, with quick access to downtown, the Bow River pathway, and to SAIT, this property offers a truly walkable lifestyle. *** This unit offers Immediate occupancy and would be ideal for first-time home buyers, downsizers, or investors looking for outstanding value in one of Calgary's most popular inner-city communities! Book a showing today and find out why this

could be a smart move for you!