



GRASSROOTS
REALTY GROUP

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403, 2 14 Street NW
Calgary, Alberta

MLS # A2214257



\$499,900

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,358 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	-	Condo Fee:	\$ 925
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Bookcases, Elevator, Granite Counters, No Smoking Home, See Remarks, Skylight(s)		

Inclusions: N/A

OPEN HOUSE SATURDAY MAY 10th 11:30 - 1:00. Experience elevated living in this Top Floor spacious 1,358 sq ft northwest-facing corner condo, complete with 3 bedrooms, titled parking, air conditioning, a separate storage locker, and thoughtful upgrades throughout. The entryway impresses with its designer accent glass block wall. With 4 bright and sunny skylights and expansive hardwood floors, the first thing you notice is how spacious and airy it feels. Beyond the foyer, the open-concept layout welcomes you with an abundance of natural light streaming through expansive west-facing windows and multiple manually operable Velux skylights. The kitchen features an island with bar seating, maple cabinetry, granite countertops, stainless steel appliances, a corner stainless farmers sink, Miele dishwasher, a Viking Ultraline 36" gas stove and Viking Extractor fan vented outside.. Adjacent to the kitchen, there is a bright and open living area. The expansive real maple hardwood floors expand to a built in entertainment centre with fireplace, creating a warm and inviting space to gather. The dedicated dining area easily accommodates a full-size table, making it ideal for hosting friends and family. Step out onto the sunny west-facing balcony—your personal spot to relax, soak in the evening sun, and enjoy sunset views. Down the hall, the generously sized primary suite includes large windows, its own gas fireplace, a walk through closet and a stunning 4-piece ensuite featuring a steam shower. The second bedroom is equally inviting and is paired with a beautifully renovated 3-piece bathroom, complete with teak floors and elegant tile work. Off the main living area, a versatile third bedroom/den offers the flexibility to function as a guest room, creative studio, home office or home gym. There's another skylight here, and glass block wall pouring in natural light

for this flexible space. A separate entrance to the common hall if you want to work from home and have another entrance for your clients or guests. Rounding out the home is an in-suite laundry with stacked front loading washer and dryer. Near new Hunter Douglas Douglas blinds throughout including Blackout blind in primary bedroom. New carpet in bedrooms and freshly painted throughout except for 3 piece bathroom. The unit has a wall mounted air conditioner which does a great job keeping things cool on those hot summer nights. Situated just steps from Kensington's trendy shops and restaurants, and the Bow River pathway, this home delivers unmatched access to downtown, parks, and amenities—plus the convenience of a titled heated underground parking stall and private storage.