



**GRASSROOTS**  
REALTY GROUP

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701, 314 14 Street NW  
Calgary, Alberta

MLS # A2228233



**\$225,000**

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	765 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Lot, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 521
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-COR2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Open Floorplan, Storage, Vinyl Windows		

Inclusions: NONE

City assessment value 247k! Located in the highly sought-after community of Hillhurst, this spacious 2-bedroom corner END UNIT sits on the quiet side of the building on the 7th floor, offering stunning city views framed by mature trees—beautiful both day and night. The renovated layout features an open-concept kitchen and living room, enhancing the sense of space and light. Interior highlights include laminate flooring throughout, ceramic tile in the bathroom, updated vinyl windows, and New Light Fixture. Additional amenities include secure outdoor bike storage, a card-operated laundry system on EACH floor (shared by only residents on the same floor), and one assigned parking stall. This well-maintained building is ideally located in the vibrant Kensington area, just minutes from river pathways, shops, restaurants, and more. Exceptional value in a prime location!