



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

303, 314 14 Street NW
Calgary, Alberta

MLS # A2239601



\$199,900

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	545 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Driveway, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate
Roof:	Tar/Gravel
Basement:	-
Exterior:	Brick, Concrete
Foundation:	Poured Concrete
Features:	Laminate Counters, See Remarks, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 379
LLD:	-
Zoning:	C-COR2 f2.8h16
Utilities:	-

Inclusions: None

Open House! Saturday, August 23rd, 2025, from 1:00 PM to 4:30 PM. Incredible 1 bedroom 1 bathroom in sought-after Hillhurst - Welcome home to 303, 314 14 St NW! Located in a quiet, concrete building, this move-in ready unit is filled with natural light & features stunning new laminate flooring, fresh paint & neutral decor throughout. The spacious bedroom provides a peaceful retreat, and the updated galley kitchen with a cozy eating nook is perfect for enjoying meals. A large living area & 4-piece bathroom complete the space. Building amenities include laundry on each floor and powered parking stall. The building itself has been well maintained and updated over the years, ensuring a comfortable and secure living experience. This PRIME LOCATION is just steps away from the Bow River, beautiful parks, pathways, and all the unique shops, cafes, and restaurants that make Kensington so special. Commuting is a breeze, with easy access to SAIT, the downtown core, and a network of pathways. Don't miss your chance to experience the best of urban living in an amazing location. Book your viewing today!