



**GRASSROOTS**  
REALTY GROUP

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**303, 314 14 Street NW**  
**Calgary, Alberta**

**MLS # A2239601**



**\$176,800**

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

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

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

**Inclusions:** None

\*\*\*Recent Price Improvement \*\*\* Incredible 1 bedroom 1 bathroom in sought-after Hillhurst is NOW OFFERED AT A NEW COMPETITIVE PRICE.- 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. Given the recent price adjustment, don't wait and book your viewing and secure this exceptional opportunity today!