



**GRASSROOTS**  
REALTY GROUP

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404, 4 14 Street NW  
Calgary, Alberta

MLS # A2240080



**\$435,900**

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	968 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Laminate
Roof:	-
Basement:	-
Exterior:	Concrete, Stucco
Foundation:	-
Features:	Kitchen Island, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 502
LLD:	-
Zoning:	C-COR2 f2.8h16
Utilities:	-

Inclusions: NA

Welcome to this spacious and beautifully updated two-bedroom condo located in the heart of vibrant Kensington Village&mdash;one of Calgary&rsquo;s most walkable and desirable communities. This well-designed home features large windows with great views, flooding the interior with natural light. The open-concept kitchen offers abundant storage, a central island, new quartz countertops, a modern backsplash, new stainless steel appliances, and space for a full-sized dining table next to sliding doors that lead to a sunny west-facing patio. The primary bedroom easily accommodates a king-size bed and connects directly to the bathroom. The second bedroom features French doors and a large north-facing window, making it perfect for guests, a roommate, or a bright home office. The inviting living room includes a cozy gas fireplace and space for two full-sized couches, creating a warm and functional living space ideal for relaxing or entertaining. Thoughtful NEW UPGRADES throughout include luxury laminate flooring, quartz counters, new lighting, fresh paint, and brand-new stainless steel appliances&mdash;showcasing true pride of ownership. This well-managed building offers LOWER MONTHLY CONDO FEES fees and a fully funded reserve fund. Amenities include a well-equipped fitness centre, welcoming common areas, heated underground parking with ample visitor spots, and secure bike storage. The location is truly unbeatable, with restaurants, cafes, shopping, and transit literally at your doorstep. Downtown Calgary is just a 10-minute walk away, and the Bow River pathways are seconds from your door. Don&rsquo;t miss your chance to own a move-in-ready home in one of Calgary&rsquo;s most sought-after inner-city neighborhoods.

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