



**GRASSROOTS**  
REALTY GROUP

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404, 429 14 Street NW  
Calgary, Alberta

MLS # A2246437



**\$267,000**

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	626 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 418
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR2 f2.8h16
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Stone Counters		

Inclusions: N/A

Located in one of Calgary's most vibrant and walkable communities, this bright and stylish 1-bedroom, 1-bathroom condo offers the perfect blend of comfort, convenience, and lifestyle. Whether you're a first-time buyer, downsizer, or investor, this is a fantastic opportunity to own in the sought-after community of Hillhurst. Inside, the unit feels warm and welcoming, with plenty of natural light pouring in through large windows. The open layout makes smart use of the space, with a comfortable living area, a dining nook, in-suite laundry, and a functional kitchen that features modern appliances, ample cabinetry, and everything you need in a compact, efficient design. The bedroom is a relaxing retreat with space for a full bed and additional furniture, and the 4-piece bathroom is clean and well maintained. The building includes assigned parking located right outside the back entrance. Other amenities include a gym on the main floor, storage unit, and secure indoor bike storage. You'll love stepping outside and being just moments away from coffee shops, restaurants, shopping, the Bow River pathways, and the Sunnyside C-Train station. Whether you're commuting downtown, meeting friends for brunch, or taking a stroll along the river, it's all right at your doorstep. If you're looking for a low-maintenance, lock-and-leave lifestyle in one of Calgary's most desirable inner-city neighborhoods, this unit is definitely worth a look.