



GRASSROOTS
REALTY GROUP

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503, 314 14 Street NW
Calgary, Alberta

MLS # A2250883



\$198,500

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	539 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 379
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-COR2 f2.8h16
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: none-bookshelf if wanted

This condo offers the ideal mix of comfort, convenience, and urban living in one of Calgary's most vibrant communities. Situated on the quiet side of a concrete building, this 5th-floor unit showcases beautiful downtown views and thoughtful upgrades throughout. Inside, you'll find a freshly painted space with newer vinyl plank flooring. The stylish maple kitchen is equipped with newer stainless steel appliances, including a brand-new stove and hood fan, along with the convenience of a pantry. Adjacent to the kitchen, the dining area offers a comfortable place to enjoy meals, while the bright living room provides plenty of space to relax. A versatile flex area off of the living room is perfect for a home office or workstation. Down the hall awaits a spacious bedroom designed for rest and relaxation, accompanied by an updated full bathroom appointed with a sleek vanity offering ample storage. With its clean, modern palette this home is truly move-in ready. An assigned parking stall with a plug-in is also included, ensuring comfort and convenience year-round. The building is well-managed with recent improvements and offers excellent amenities, including an elevator and laundry facilities on every floor. Step outside and you're just minutes from the C-Train, bus routes, Bow River pathways, and downtown. Walking or biking to work has never been easier. Experience the very best of inner-city living in Kensington. Book your showing today!