



GRASSROOTS
REALTY GROUP

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610, 429 14 Street NW
Calgary, Alberta

MLS # A2253083



\$264,900

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	605 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 414
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR2 f2.8h16
Foundation:	-	Utilities:	-
Features:	Built-in Features, Granite Counters, Open Floorplan, Soaking Tub		

Inclusions: Storage cabinets in bedroom

Don't miss this highly upgraded + move-in ready west facing condo in Kensington! Perched up on the 6th floor, you will gravitate towards the open concept floor plan, big windows, natural light + brand new plush carpet installed just last week. A contemporary kitchen awaits: granite counters, tile backsplash, stainless steel appliances, breakfast bar plus new fixtures/faucet/microwave + dishwasher. Start the evening in the dining nook and then migrate over to the expansive living area with a bottle of wine. Cozy up to the fireplace while watching your favourite show, feet up and appreciating the complete privacy offered. When weekends call, step out to the patio, fire up the BBQ and enjoy the sunset views! When it's time to retreat, you will love the size of the primary bedroom [and its windows] - showcasing a sliding dual door closet along with built-in cabinets to house your entire wardrobe. Steps outside you will find a stylish bathroom with wall mount fixtures, medicine cabinet + jetted soaker tub. Rounding out the full list of perks are Hunter Douglas blackout blinds, in-suite laundry, a designated parking stall + oversized storage locker. You will certainly appreciate the onsite fitness area and bike room. Close to coffee shops, boutiques, restaurants, lounges, grocery, C-Train, SAIT while being mere minutes into the downtown office core. An opportunity meant for discerning buyers - this unit needs absolutely nothing but you!