



GRASSROOTS
REALTY GROUP

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305, 4 14 Street NW
Calgary, Alberta

MLS # A2278179



\$434,900

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	975 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 506
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	C-COR2 f2.8h16
Foundation:	-	Utilities:	-
Features:	Chandelier, French Door, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Vertical blinds and venetians

Welcome to Kensington living at its finest. Beautifully updated 2-bedroom, 1-bath condo located in the heart of Hillhurst, just minutes to downtown and steps from Kensington's shops, cafés, transit, and river pathways. Professionally renovated in 2021, this home features an open-concept layout with quartzite countertops, Shaker-style maple cabinetry, stainless steel appliances, laminate flooring, ceramic tile, and a cozy gas fireplace. The kitchen is well designed with ample storage and functional counter space. Bright living and dining areas open onto a west-facing balcony with natural gas BBQ hookup, ideal for enjoying afternoon and evening sun. Additional highlights include central air conditioning installed in 2024, new bedroom carpet (2025), in-suite laundry, and underground heated titled parking with visitor parking. Residents enjoy an array of building amenities including elevator access, fitness center, party room, secured parking, storage, and visitor parking. Well-managed building in one of Calgary's most walkable inner-city communities. A move-in-ready home offering excellent value and lifestyle. A must see to be truly appreciated!