



**608, 314 14 Street NW  
Calgary, Alberta**

**MLS # A2295314**

**\$215,000**



<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	765 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Covered, Off Street, Parking Lot, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 521
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	C-COR2 f2.8h16
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Elevator, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** None

**LOVELY UPDATED 2 BEDROOM END UNIT | PRIME INNER-CITY LOCATION | PANORAMIC WEST VIEW!** This updated 2-bedroom condominium in Kensington Court offers a spacious layout, beautiful west-facing view, pet-friendly living and the added benefit of end-unit privacy with only one shared non-bedroom wall, all in an unbeatable location near downtown, transit, parks and all the lifestyle amenities that make Hillhurst/Kensington such a special place to call home. Whether you are an investor looking for a strong revenue property or a student or professional seeking comfortable inner-city living, this home checks all the right boxes. The unit itself offers a comfortable and functional layout with a panoramic view that brings in natural light and adds to the sense of space throughout the main living area. The dining room is generously sized and easily accommodates a full dining set, while the adjacent living room provides plenty of room to relax or entertain. The galley-style kitchen has been thoughtfully updated with quartz countertops, newer stainless steel appliances, updated matte black hardware, refreshed cabinetry, a double undermount sink with pull-down sprayer and a pantry storage. Both bedrooms are spacious and feature full-height double closets along with larger west-facing windows. The updated 4-piece bathroom includes a newer vanity and toilet, oversized mirror and modern lighting. Finishing touches such as luxury vinyl plank flooring, newer paint, venetian blinds, ceiling fans in both bedrooms, a roomy front entry and a rare in-suite storage room that offers secure, practical space for bikes, seasonal items and everyday extras. Convenience continues beyond the unit with a covered parking stall directly beside the rear entrance, one of only a handful in the complex, and laundry facilities available on every floor of the building. Beyond the unit, this location truly shines. You

are within walking distance to Riley Park, the Sunnyside LRT station, the Bow River pathway system and Prince's Island Park, with the energy and charm of Kensington Village just moments away. Spend your weekends exploring local favourites like Hayden Block, The Mash, Blanco Cantina, Pie Junkie, Higher Ground, Deville Coffee, Pages on Kensington, Hot Wax Records and The Plaza Theatre, while everyday essentials including Safeway and Shoppers Drug Mart are just around the corner. A smart investment and a fantastic place to live, all in one exceptional inner-city location.