



207, 4 14 Street NW  
Calgary, Alberta

MLS # A2299951



**\$444,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	965 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 502
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	C-COR2 f2.8h16
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

**Inclusions:** NA

Rare opportunity to live in privacy on the quiet east side of Kensington Mews!! DOWNTOWN VIEWS, and over 700 sf. of patio space....one of the largest in the area! Exceptional unit has been meticulously maintained by longtime owners. Updated features include new paint throughout, granite counters, custom window coverings, AC units in living room and master bedroom, new composite decking on patio. Floorplan is excellent with room for dining, casual eating on the breakfast bar, tons of seating in living room, corner fireplace, laundry/ pantry.....massive primary bedroom with east facing reading nook and large closets, second bedroom includes murphy bed and converts handily to office.....4 piece bath with cheater door into master. Living room opens to gorgeous patio with gas BBQ hookup. Host your entire family and friends!! This CONCRETE building is quiet and cool! Building also includes titled parking stall, lots of visitor parking, secure storage room, locked bike room and well-equipped gym. Well managed condo corporation with low monthly fees....pet friendly with no weight restriction with approval. Stroll outside your door along the river pathways, down the street in Kensington to all restaurants, pubs, cafes, hop on the LRT or walk 10 minutes downtown to work, get groceries, walk over to The Plaza Theatre.....location of this building is stellar at 96 walk score and 99 bike score. Calgary's coveted inner NW communities offer a lifestyle like no other!! It's a 10!!!