



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

801, 314 14 Street NW
Calgary, Alberta

MLS # A2135775



\$275,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Hillhurst | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment | | |
| Size: | 760 sq.ft. | Age: | 1969 (55 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------------|-------------------|----------------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Concrete | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 521 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | C-COR2 f2.8h16 |
| Foundation: | - | Utilities: | - |
| Features: | Elevator | | |

Inclusions: n/a

Explore urban living in this charming 2-bedroom condominium unit in a concrete building. Inside, you'll be greeted by two spacious bedrooms, a vast living room boasting spectacular downtown views, and a practical kitchen adorned with pristine white cabinets. The building has undergone recent updates including newer windows, revamped lobby furnishings, and refreshed hallways and elevators. Convenient amenities include a laundry room on each floor. Situated near the Bow River pathway, this location offers effortless access to shopping, transit, restaurants, major roadways, the University of Calgary, and SAIT. *SEE VIRTUAL TOUR* Book your showing with your favorite agent now!