



506, 429 14 Street NW
Calgary, Alberta

MLS # A2146490



\$349,900

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	842 sq.ft.	Age:	1970 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 567
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	C-COR2 f2.8h16
Foundation:	-	Utilities:	-
Features:	Built-in Features, Elevator, No Smoking Home, Vinyl Windows		

Inclusions: Blinds

Talk about checking off your boxes - downtown VIEWS, two bedrooms and secure covered parking! This spacious unit is perched on the 5th floor of this quiet CONCRETE tower with no post-tension cables and features full-sized in-suite laundry and TWO storage lockers! The location can't be beat with Calgary's top cafes, restaurants, shops, groceries, boutiques and other amenities within a 15 minute walk. The Bow River is just three blocks away, Riley Park two blocks away, Sait and AUArts just up the hill and the commercial downtown core within walking/biking distance. This is the urban lifestyle you have been dreaming of! Modern unit has brand new dishwasher and fireplace and is in great shape throughout. With 850 square feet of space, there is room for a proper living room set and dining table as well as plenty of cabinet space in the kitchen. Both bedrooms are nicely sized and the full bath is clean and updated. Fantastic property for an investor or owner occupant alike!