



GRASSROOTS
REALTY GROUP

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701, 314 14 Street NW
Calgary, Alberta

MLS # A2172756



\$229,900

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	765 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 521
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	C-COR2
Foundation:	-	Utilities:	-
Features:	Elevator, No Smoking Home, See Remarks, Storage		

Inclusions: .

In the sought-after community of Hillhurst, this spacious 2-bedroom corner END UNIT is located on the QUIET side of the building on the 7th floor. It overlooks the trees and offers exceptional city views day and night. The renovation opened up the wall from the kitchen to the living room. Features include all laminate flooring, ceramic tile in the bathroom, and vinyl windows. There is secure outside bike storage and a card-operated laundry system on EACH FLOOR. One assigned parking stall. This well-kept building is situated in the KENSINGTON area, just minutes from the river pathways and all amenities. Great value!