



**GRASSROOTS**  
REALTY GROUP

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205, 476 14 Street NW  
Calgary, Alberta

MLS # A2200502



**\$299,900**

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	645 sq.ft.	Age:	2012 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 327
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Stucco	Zoning:	C-COR1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Separate Entrance		

Inclusions: N/A

LOCATION, LOCATION, LOCATION!!! As it a End unit on the West side of the building it has windows which give it a lot of natural light. Enjoy an open lay out with upgraded finishing's such as granite counter tops throughout, stainless steel appliances, new high end laminate flooring, in suite laundry, central ac, titled underground (secured) parking and separate storage unit. The unit has a good sized primary bedroom, 4 piece bathroom, functional kitchen with plenty of cabinet and counter space and an open flex area which lends itself well as either a dining room, living room or study. Enjoy the warm summer days on the oversized patio! This location is hard to beat! Walking distance to a wide array of grocery stores, shops, pubs, restaurants, parks, swimming pools, all levels of school, SAIT, C-train stations, transit, down town, the river, Kensington, and much much more!