



GRASSROOTS
REALTY GROUP

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202, 476 14 Street NW
Calgary, Alberta

MLS # A2205073



\$324,900

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	762 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 384
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	C-COR1
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
Inclusions:	None		

Fresh paint, modern appeal, air conditioning + walkout terrace! Situated in the desirable Kensington area, this spacious 1 bedroom plus den/flex condo features both north + south access and is showcased with hardwood flooring, 9 foot ceilings + large windows throughout. The stylish kitchen will impress with granite counters, stainless steel appliances, long breakfast bar, double sink + modern cabinetry. The primary bedroom boasts three large windows and a walk-in closet. There is a flex space smartly tucked away by the patio which is ideal for a home office or a large wardrobe. Don't miss the 160 sqft oversized walk out patio that enjoys views into Riley Park. What else? Stainless steel in-suite washer + dryer, titled underground parking stall, assigned storage locker + affordable condo fees! The Urban Athlete gym is onsite, so no need to leave the house for your workout. You are mere blocks to parks, grocery, coffee shops, all the area's popular pubs + restaurants, SAIT, C-Train and a short commute into the downtown.