

302, 429 14 Street NW  
Calgary, Alberta

MLS # A2183534



**\$360,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 737
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-COR2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Set in the heart of trendy Hillhurst, this east-facing condo offers unmatched downtown skyline views and a location that can't be beat. Originally two units combined into one, this spacious 1,145 sq. ft. home features two large bedrooms, two full bathrooms, and two balconies overlooking vibrant 14th Street. Enjoy modern updates throughout, including a completely renovated primary ensuite with sleek tilework and new laminate flooring in the bedrooms and main living areas. The concrete construction ensures exceptional soundproofing, offering a quiet retreat from the bustling neighborhood. Practical features include in-suite laundry (nearly new washer and dryer) and ample storage options, such as a bike room, large locker, and secure underground parking. Steps from boutiques, cafes, restaurants, and Bow River pathways, this home combines urban convenience with contemporary living. Don't miss out—schedule your viewing today!