

210, 429 14 Street NW  
Calgary, Alberta

MLS # A2202134



**\$259,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	623 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Attached Carport		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Fireplace(s), Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 414
<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>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** N/A

Set in the heart of trendy Hillhurst, this gorgeous renovated unit is turn-key and located in "The Vue". "The Vue" is a concrete building and the unit is located on the quiet side of the building facing west. Enjoy your favourite bevy on your large balcony or let the sunshine in as plenty of light streams in from the west into your living area. This 623 square foot plan features an updated kitchen, dining room, a large living room with fireplace, an extra large bedroom, 4-piece updated bathroom, and an in-suite laundry. Tastefully upgraded and shows extremely well. Upgrades in the kitchen include stainless steel appliances, granite countertops, stained cupboards, glass tile backsplash, and a removable faucet. Enjoy your large bedroom with plenty of closet space with built-in organizers and an oversized window facing west. The bathroom has a fiberglass tub surround with a jetted tub and there is a vessel sink. Most recent upgrades include flooring(2023), dishwasher(2023), washer/dryer(2024), and paint (2025). Fabulous location away from the traffic and noise of 14th street. There is a storage room and bicycle room in the basement to secure your personal items. Steps from boutiques, cafes, restaurants, and the Bow River pathway system. Close to SAIT, C-train, and the University of Calgary is about a 10 minute drive. Don't miss out - schedule your viewing today!