

# \$314,900 - 202, 476 14 Street Nw, Calgary

MLS® #A2205073

**\$314,900**

1 Bedroom, 1.00 Bathroom, 762 sqft

Residential on 0.00 Acres

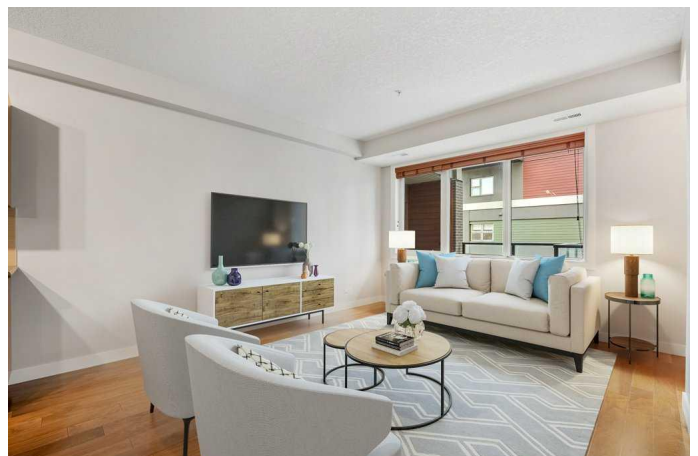
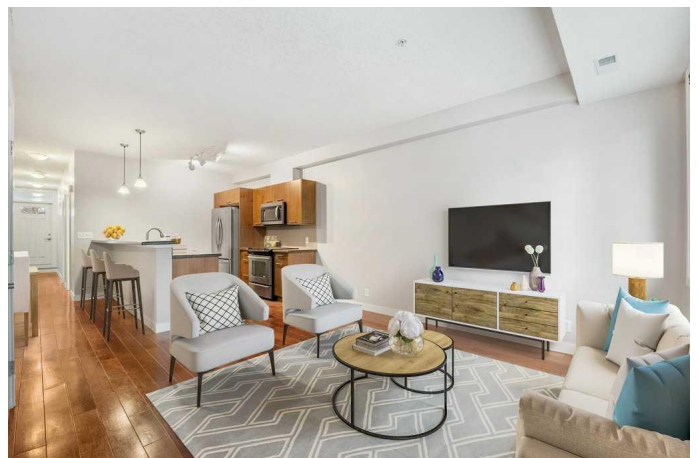
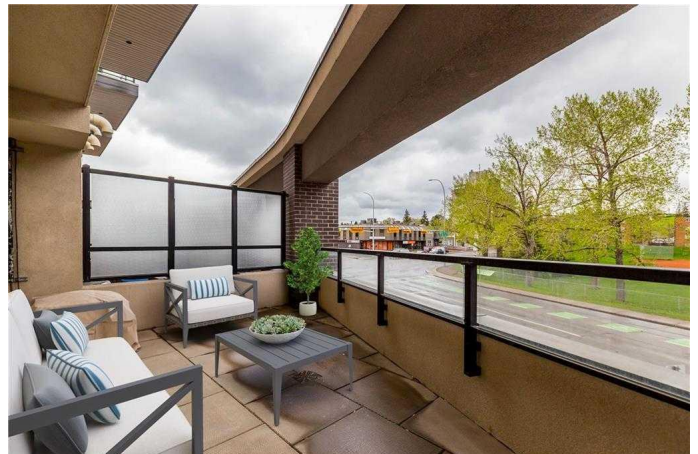
Hillhurst, Calgary, Alberta

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.

Built in 2010

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2205073  |
| Price     | \$314,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 762               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 202, 476 14 Street Nw |
| Subdivision | Hillhurst             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N 1Z7               |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Elevator(s), Fitness Center |
| Parking Spaces | 1                           |
| Parking        | Stall, Underground          |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                         |
| Cooling           | Central Air                                                                        |
| # of Stories      | 4                                                                                  |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Construction      | Brick, Stucco, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 57               |
| Zoning         | C-COR1           |

Listing Details

Listing Office                      CIR Realty

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