

# \$607,000 - 401, 4 14 Street Nw, Calgary

MLS® #A2178963

**\$607,000**

2 Bedroom, 2.00 Bathroom, 1,231 sqft  
Residential on 0.00 Acres

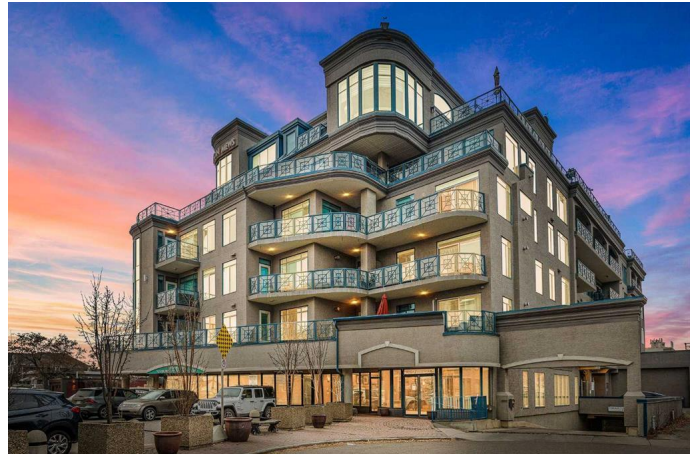
Hillhurst, Calgary, Alberta

**BREATHTAKING DOWNTOWN VIEWS! A SPACIOUS 2 BEDROOM 2 BATHROOM UNIT, WITH UNDERGROUND PARKING, AND A STORAGE UNIT!**

This exceptional 1,242 sq.ft. south facing condominium offers a luxurious living experience, combining modern & comfort. Spectacular panoramic views featuring a sunny southwest facing balcony, adorned with hardwood flooring throughout, extraordinary crown moulding, and 9' high ceilings. Enjoy a kitchen equipped with ample storage that flows seamlessly into the dining area with a large island facing the west terrace and overlooking the downtown core.

Across from the kitchen is a massive dining area while entertaining, and across from the cozy living space where you can enjoy your evening hot cocoa by the cozy gas fireplace. Retreat to the generous sized primary bedroom featuring walk-in closets, large windows, Hunter Douglas windows coverings, and is situated next to the four-piece ensuite with a soaker tub and a separate shower, and a vanity with a make-up station.

The large second bedroom can serve as a guest room or a home office with views of the trendy streets in Kensington, and is situated next to the 3 piece guest bathroom, and is adjacent to the in-suite laundry. Kensington Mews Phase II offers affordable condo fees that cover a wide range of amenities and services. These include heated underground parking, access to a fitness center, and bicycle



storage. Fees also include, water, landscaping, snow removal, trash collection, routine maintenance, exterior building insurance, professional management, and reserve fund contributions. Situated in the heart of Kensington, residents have access to the best restaurants, shops, and the Bow River pathway. Close to major transit routes, and within walking distance to downtown. Call or text to schedule a viewing of this breathtaking condo.

\*\*\*SOME PHOTOS HAVE BEEN VIRTUALLY STAGED\*\*\*

Built in 1999

### Essential Information

MLS® #	A2178963
Price	\$607,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,231
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	401, 4 14 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1Z4

### Amenities

Amenities Elevator(s), Fitness Center, Parking, Visitor Parking, Bicycle Storage

Parking Spaces 1  
Parking Underground, Titled

### **Interior**

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Track Lighting, Vinyl Windows, Crown Molding  
Appliances Dishwasher, Garburator, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings  
Heating Boiler, In Floor, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
# of Stories 6

### **Exterior**

Exterior Features Balcony  
Construction Concrete, Stucco

### **Additional Information**

Date Listed November 27th, 2024  
Days on Market 105  
Zoning C-COR2

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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