

207, 429 14 Street NW  
Calgary, Alberta

MLS # A2167524



## \$274,900

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	643 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 429
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	C-COR2 f2.8h16
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, See Remarks		

**Inclusions:** shelving in living room

Beautiful Condo for sale in the vibrant community of Hillhurst. With its prime location near river pathways and within walking distance to trendy shops and restaurants, this unit offers both convenience and charm. Spacious layout with lots of closet space, in-suite laundry, cozy fireplace and a large patio, perfect for enjoying the afternoon sun. Recent upgrades include new vinyl plank flooring in living room and bedroom and new modern square sink in bathroom. Building amenities include a fitness centre on the main floor, storage unit, secure indoor bike storage, and parking spot in surface parking lot. Live in one of Calgary's most sought after neighbourhoods. Realtor related to seller