

\$309,900 - 311, 429 14 Street Nw, Calgary

MLS® #A2086158

\$309,900

2 Bedroom, 1.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Inner City Living is Calling! Prepare to feel totally at ease from the minute you walk into this seriously lovely, upgraded and beautifully curated 2 bedroom, 1 bath condo in desirable Hillhurst. The welcoming and spacious tiled front foyer hosts both a large coat closet as well as laundry closet with a stacking washer/dryer making laundry a breeze. Light streams in through the many windows of this corner unit condo making it naturally bright and airy. Youâ€™™ll love the floorplan of this beyond charming condo as it offers incredibly functional spaces that make it feel like a real home. Notice the upgraded premium laminate flooring that runs mostly throughout as you head to the heart of this unit, the kitchen. The kitchen features stainless steel appliances including a newer gas stove and built in microwave, granite countertop, mosaic backsplash, lots of cabinetry and a breakfast bar which overlooks the well appointed dining area and inviting living room. The open concept layout is fantastic for those who like to entertain and host dinner parties/holiday gatherings. The living room is the perfect place to settle in for movie nights or for chats by the cozy electric fireplace. A floor to ceiling sliding glass door leads to the West facing balcony that overlooks the neighbourhood (you might even see the mountains in the distance). It's a great space for gardeners who still want to grow things without a yard and ideal for soaking up the sun during the day and watching it set at night. The primary bedroom



offers lots of closet space and room for you king sized bed. The second bedroom can be used as an office for those working from home, it offers frosted French doors and a good sized closet as well. A 4 piece bathroom with a great sized vanity with vessel sink and granite counters and deep jetted tub rounds out the interior offerings of the unit. The unit also comes with a parking stall and storage locker. The concrete building is pet friendly with board approval. The windows were replaced in recent years and the common areas area always immaculate. There's a great gym on the main floor for those wanting to work on their fitness and bike storage for those wanting to cycle to work or take advantage of the many great Bow River and community pathways nearby. This building is excellently located in sought after community of Hillhurst, it offers a quick commute to the downtown core and is within walking distance to the ever popular Kensington shopping district which offers pubs, cafes, restaurants, boutiques, spas, grocery stores and more. Stunning Riley Park is just steps away and offers a wading pool, playground, picnic areas, cricket pitch and rock garden. This is the perfect location for those who want to be close to SAIT, the Jubilee, U of C and hospitals (Foothills & Children's). The Sunnyside LRT station is not far off and there's great access to major roadways including 16th Avenue, Memorial Drive and Crowchild Trail for easy routes to destinations all over the City.

Built in 1970

Essential Information

MLS® #	A2086158
Price	\$309,900
Sold Price	\$310,000
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	846
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	311, 429 14 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2A3

Amenities

Amenities	Elevator(s), Fitness Center, Storage, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Storage, Track Lighting
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	7

Exterior

Exterior Features	Storage
Construction	Brick, Concrete

Additional Information

Date Listed	October 12th, 2023
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Date Sold	November 28th, 2023
Days on Market	47
Zoning	C-COR2 f2.8h16
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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