

\$399,999 - 306, 4 14 Street Nw, Calgary

MLS® #A2134768

\$399,999

2 Bedroom, 1.00 Bathroom, 920 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Step into this charming residence nestled in the heart of the vibrant Kensington district. You'll immediately be captivated by the abundant natural light streaming through the windows, illuminating the spacious interiors of this meticulously maintained home. Situated in a meticulously managed building renowned for its low turnover rate and healthy reserve fund, this two-bedroom retreat offers a serene oasis in the midst of urban life.

Upon entering, you're greeted by a welcoming foyer that sets the tone for the open-concept living area beyond. High ceilings add to the sense of space, while large windows offer delightful tree-top and cityscape vistas. The living room boasts a cozy gas fireplace, perfect for relaxing evenings spent enjoying the skyline views.

The kitchen is a chef's dream, featuring sleek stainless steel appliances, ample storage within its pristine cabinets, and a generous island ideal for culinary endeavors or casual dining. Luxury laminate flooring flows seamlessly throughout.

The primary bedroom offers a peaceful retreat with a door to the 4pc washroom, ready to accommodate your personal style and furnishings, while the second bedroom provides versatility as a guest space (custom built murphy bed included) or a sunlit home office. Convenience is key with in-suite



laundry, air conditioning, and in-floor heating ensuring comfort year-round.

Included with this residence is deck with a BBQ Gas line, and a titled parking stall in the secure underground parkade, providing peace of mind and easy access to your vehicle. Additional storage space outside the suite offers practical solutions for keeping belongings organized.

Discover the epitome of urban living combined with tranquility in this well-appointed home, where comfort, convenience, and style converge seamlessly. Welcome to your new sanctuary in Kensington. Plus, rest assured knowing that this pet-friendly community welcomes furry companions, though approval may be needed for excessively large dogs such as Newfoundlands. Private gym in the building for \$240/year.

Built in 1999

Essential Information

MLS® #	A2134768
Price	\$399,999
Sold Price	\$399,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	920
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	306, 4 14 Street Nw
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Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1Z4

Amenities

Amenities	Elevator(s), Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Closet Organizers, French Door, No Smoking Home, Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked
Heating	In Floor, Natural Gas
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	5

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Stucco

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 20th, 2024
Days on Market	28
Zoning	C-COR2 f2.8h16
HOA Fees	0.00

Listing Details

Listing Office	Sather Real Estate Pro Brokers Ltd.
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