\$520,000 - 401, 4 14 Street Nw, Calgary

MLS® #A2215625

\$520,000

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

Hillhurst, Calgary, Alberta

Experience refined urban living in this expansive 1,230 sq.ft. south-facing residence, offering an exceptional blend of comfort, luxury, and convenience. This beautifully appointed condominium features two spacious bedrooms, two full bathrooms, a dedicated storage unit, and secure underground parking. Enjoy panoramic downtown and southwest views from your private balcony, perfect for soaking in the city's energy and natural light. The interior showcases rich hardwood flooring throughout, sophisticated crown moulding, and soaring 9-foot ceilings, creating a bright and open atmosphere.

The gourmet kitchen boasts abundant cabinetry and counter space, seamlessly integrating with the dining area, and anchored by a large island that opens to the west-facing terrace, ideal for entertaining. Adjacent, the spacious dining area offers ample room for hosting gatherings, while the cozy living room, complete with a gas fireplace, provides the perfect ambiance for relaxing evenings. The generously sized primary bedroom features large windows, a walk-in closet, and premium Hunter Douglas window coverings. It is complemented by a four-piece ensuite, which includes a soaker tub, a separate glass-enclosed shower, and a vanity with a dedicated makeup station.

A versatile second bedroom is perfect for guests or a home office, offering views of vibrant Kensington. This room is conveniently located next to the well-appointed three-piece







guest bathroom and is within steps to the in-suite laundry area.

Residents of Kensington Mews Phase II enjoy the benefits of low condo fees, which include access to amenities such as a fitness center, bicycle storage, and heated underground parking. Fees also cover water, landscaping, snow removal, waste disposal, building insurance, professional property management, routine maintenance, and reserve fund contributions.

Situated in the heart of the desirable Kensington community, this residence offers unmatched walkability to renowned restaurants, boutique shopping, the Bow River Pathway, major transit routes, and downtown Calgary.

Some of the photos have been virtually staged

Built in 1999

Essential Information

MLS® # A2215625

Price \$520,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,231

Acres 0.00

Year Built 1999

Type Residential

Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 401, 4 14 Street Nw

Subdivision Hillhurst City Calgary

County Calgary
Province Alberta
Postal Code T2N 1Z4

Amenities

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

Parking Spaces 1

Parking Titled, Underground

Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan,

Crown Molding, Vinyl Windows, Soaking Tub, Track Lighting

Appliances Dishwasher, Microwave, Refrigerator, Washer/Dryer, Garburator, Oven,

Window Coverings

Heating Natural Gas, Boiler, In Floor

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas # of Stories 6

Exterior

Exterior Features Balcony
Roof Metal

Construction Concrete, Stucco

Additional Information

Date Listed May 8th, 2025

Days on Market 180

Zoning C-COR2

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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