

# \$324,900 - 202, 476 14 Street Nw, Calgary

MLS® #A2205073

**\$324,900**

1 Bedroom, 1.00 Bathroom, 762 sqft

Residential on 0.00 Acres

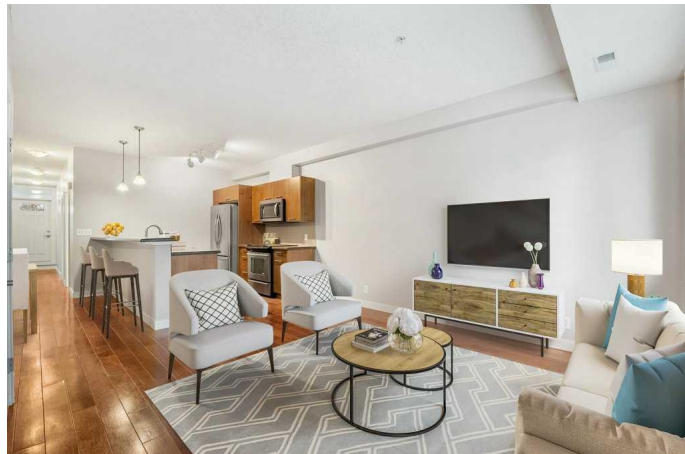
Hillhurst, Calgary, Alberta

Fresh paint, modern appeal, air conditioning + walkout terrace! Situated in the desirable Kensington area, this spacious 1 bedroom plus den/flex condo features both north + south access and is showcased with hardwood flooring, 9 foot ceilings + large windows throughout. The stylish kitchen will impress with granite counters, stainless steel appliances, long breakfast bar, double sink + modern cabinetry. The primary bedroom boasts three large windows and a walk-in closet. There is a flex space smartly tucked away by the patio which is ideal for a home office or a large wardrobe. Don't miss the 160 sqft oversized walk out patio that enjoys views into Riley Park. What else? Stainless steel in-suite washer + dryer, titled underground parking stall, assigned storage locker + affordable condo fees! The Urban Athlete gym is onsite, so no need to leave the house for your workout. You are mere blocks to parks, grocery, coffee shops, all the area's popular pubs + restaurants, SAIT, C-Train and a short commute into the downtown.

Built in 2010

## Essential Information

MLS® #	A2205073
Price	\$324,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	762
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	202, 476 14 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1Z7

### **Amenities**

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

### **Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Private Entrance
Construction	Brick, Stucco, Wood Frame

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	31
Zoning	C-COR1

## Listing Details

Listing Office          CIR Realty

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