

501, 429 14 Street NW  
Calgary, Alberta

MLS # A2255173



# \$229,000

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	639 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 436
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	C-COR2 f2.8h16
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Stone Counters		

**Inclusions:** Storage locker #31, parking stall #31

This corner END unit showcases fantastic CITY SKYLINE VIEWS and must be seen. Very close to the downtown core in the heart of Hillhurst, and walking distance to the pubs, restaurants, and shops of Kensington. Stroll to the walking paths along the Bow River, beautiful Riley Park, and the Sunnyside LRT station and even up the hill to SAIT! In a concrete building, this 1-bedroom condo features a kitchen perfect for entertaining with eating bar, stainless steel appliances, granite countertops, mosaic tile backsplash, and darker stained cabinetry, a 5-piece bath with jetted tub and granite counters, cozy living room, IN-SUITE laundry, parking stall (#31) and separate private storage area (#31). The bedroom is separated from the living room and eating area for privacy and quiet. The Vue building offers a fully equipped exercise room with newer equipment and bike storage! The very low condo fee (\$436/month) includes heat and water and sewer. Experience the great location, style and convenience of this condo and the Kensington area. Priced to sell.