4 14 Street #502, Calgary T2N 1Z4

MLS®#:	**A2171276**	Area:	**Hillhurst**	Listing Date:	**10/08/24**	List Price:	**$749,900**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:	**Fort McMurray**
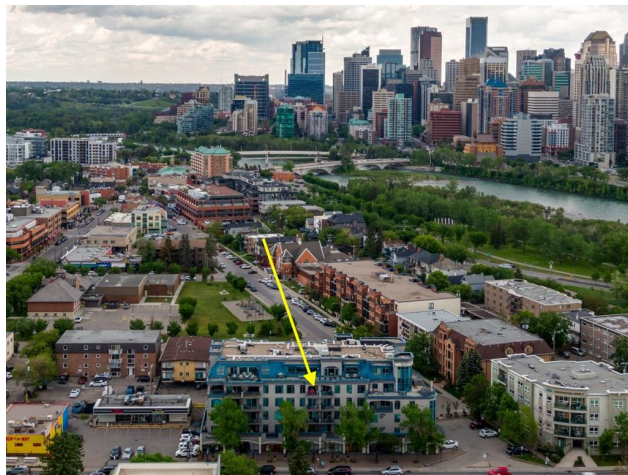
General Information
Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2000**
Lot Information
Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat: **Parkade,Underground**

Finished Floor Area
Abv Sqft: **1,614**
Low Sqft:
Ttl Sqft: **1,614**

DOM
10
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking
Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bidet,Built-in Features,Ceiling Fan(s),Closet Organizers,French Door,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	**Main**		**4pc Ensuite bath**	**Main**	
Bedroom - Primary	**Main**	**20`5" x 17`2"**	**Bedroom**	**Main**	**13`10" x 14`9"**
Kitchen	**Main**	**14`0" x 14`0"**	**Den**	**Main**	**10`11" x 12`5"**
Living Room	**Main**	**19`9" x 26`3"**	**Dining Room**	**Main**	**10`2" x 10`1"**

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
$802		**Fee Simple**		**C-COR2**
		Fee Freq:		
		Monthly		
Legal Desc:	**9912161**			

Remarks

Pub Rmks:

Incredible inner-city living in one of Calgary's trendiest communities, Kensington! Stroll the river pathways just outside your door and enjoy some of Calgary's best restaurants and locally owned businesses right in your neighbourhood! The 5th and 6th floors of Kensington Mews were built as the executive levels in this building with fewer units per floor, solid-core doors, 10' ceilings, air conditioning and luxury kitchens including wall oven, gas cooktop, thick granite counters and walk-in pantry/laundry room. The layout of this 2-BED + DEN unit is wide and spacious with large west-facing windows, not long and narrow - so it feels much more like a house than an apartment. If you love to entertain, you will be proud to show off the wow-factor of this sub-penthouse! The west views overlooking the Rocky Mountains and charming Hillhurst show off the changing seasons and the layout allows you to bring your interior design ideas to life with full-sized furniture! This is a home that can accommodate a growing family or downsizers alike - anyone looking for low-maintenance living in a prime urban location for a great price! The flexible spaces found here can suit various needs, such as formal dining, home office, grand piano, yoga lounge, library or even close off the den or dining room to make a 3rd bedroom! The living room has a gas fireplace and can accommodate any size sectional! Primary bedroom is oversized with views of the treed neighbourhood, room for a full bedroom set, walk-in closet with wood shelving and full ensuite with jetted tub, bidet and stall shower. Second bedroom is nicely sized with big windows and its own walk-in closet. Rare for condo living - this unit includes TWO titled parking stalls and a storage locker! This quiet CONCRETE building also offers visitor parking, secure bike storage room and optional gym access ($200/year). Pet-friendly with no weight restriction! The location of this building cannot be overstated with a 96 walk score and 99 bike score! Kensington offers groceries, cafes, restaurants, local movie theatre, boutique shopping as well as beautiful tree-lined residential streets and a quiet feel. Getting into downtown or west to the mountains is a breeze from this spot. A lifestyle of convenience and comfort await in this very special home, ready for its next chapter! Check out our virtual tour to get a true feel for the space and then book your showing today!

Inclusions: **N/A**

Property Listed By: **Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

502-4 14 St NW, Calgary, AB

Main Floor Exterior Area 1706.39 sq ft
Interior Area 1613.65 sq ft

BALCONY

F/P

BEDROOM
14'0" x 13'0"
136 sq ft

DINING ROOM
15'1" x 10'2"
101 sq ft

CLOSET

PRIMARY
17'2" x 20'5"
297 sq ft

LIVING ROOM
28'3" x 19'8"
413 sq ft

CLOSET

HALL

DEN
12'0" x 10'1"
117 sq ft

W/C
7'5" x 9'6"
64 sq ft

4PC ENSUITE
12' x 9'10"
99 sq ft

4PC BATH
5' x 6'11"
44 sq ft

KITCHEN
14' x 14'
168 sq ft

LAUNDRY
3'6" x 5'4"
40 sq ft

FOYER
5'11" x 7'5"
44 sq ft

CLOSET

0   5   10 ft

PREPARED: 2024/10/08

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.