



THE
A-TEAM

**RE/MAX
FIRST**

4 14 Street #401, Calgary T2N 1Z4

MLS®#: **A2178963**

Area: **Hillhurst**

Listing Date: **11/27/24**

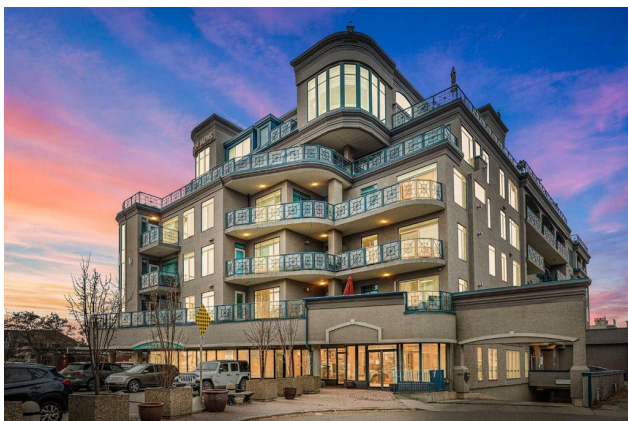
List Price: **\$607,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,230**
Low Sqft:
Ttl Sqft: **1,230**

DOM

56
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Utilities and Features

Roof:
Heating: **Boiler, In Floor, Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Garburator, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Track Lighting, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`1" x 13`9"	Kitchen	Main	11`6" x 10`6"
Dining Room	Main	12`9" x 9`8"	Foyer	Main	8`3" x 5`1"
Bedroom - Primary	Main	15`3" x 12`0"	4pc Ensuite bath	Main	14`0" x 5`10"
Bedroom	Main	10`7" x 10`5"	Laundry	Main	3`2" x 2`6"
Storage	Main	7`2" x 4`6"	3pc Bathroom	Main	8`8" x 5`8"
Balcony	Main	9`4" x 5`0"			

Legal/Tax/Financial

Condo Fee:
\$640

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
C-COR2

Legal Desc: **9912161**

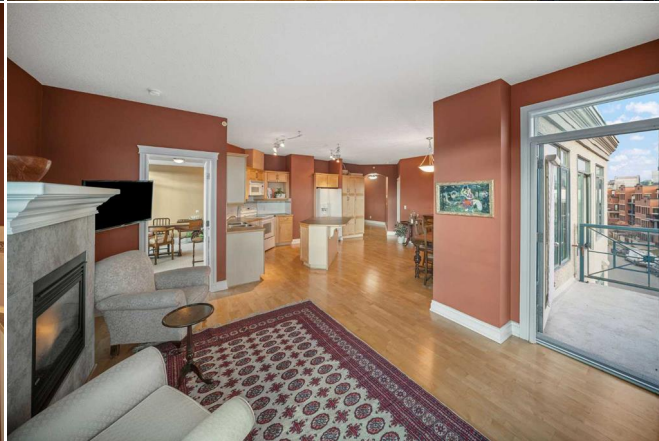
Remarks

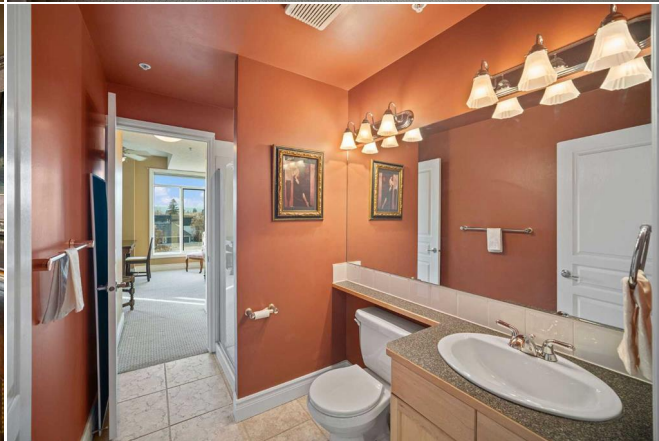
Pub Rmks: **BREATHTAKING DOWNTOWN VIEWS! A SPACIOUS 2 BEDROOM 2 BATHROOM UNIT, WITH UNDERGROUND PARKING, AND A STORAGE UNIT! This exceptional 1,242 sq.ft. south facing condominium offers a luxurious living experience, combining modern & comfort. Spectacular panoramic views featuring a sunny southwest facing balcony, adorned with hardwood flooring throughout, extraordinary crown moulding, and 9' high ceilings. Enjoy a kitchen equipped with ample storage that flows seamlessly into the dining area with a large island facing the west terrace and overlooking the downtown core. Across from the kitchen is a massive dining area while entertaining, and across from the cozy living space where you can enjoy your evening hot cocoa by the cozy gas fireplace. Retreat to the generous sized primary bedroom featuring walk-in closets, large windows, Hunter Douglas windows coverings, and is situated next to the four-piece ensuite with a soaker tub and a separate shower, and a vanity with a make-up station. The large second bedroom can serve as a guest room or a home office with views of the trendy streets in Kensington, and is situated next to the 3 piece guest bathroom, and is adjacent to the in-suite laundry. Kensington Mews Phase II offers affordable condo fees that cover a wide range of amenities and services. These include heated underground parking, access to a fitness center, and bicycle storage. Fees also include, water, landscaping, snow removal, trash collection, routine maintenance, exterior building insurance, professional management, and reserve fund contributions. Situated in the heart of Kensington, residents have access to the best restaurants, shops, and the Bow River pathway. Close to major transit routes, and within walking distance to downtown. Call or text to schedule a viewing of this breathtaking condo.**

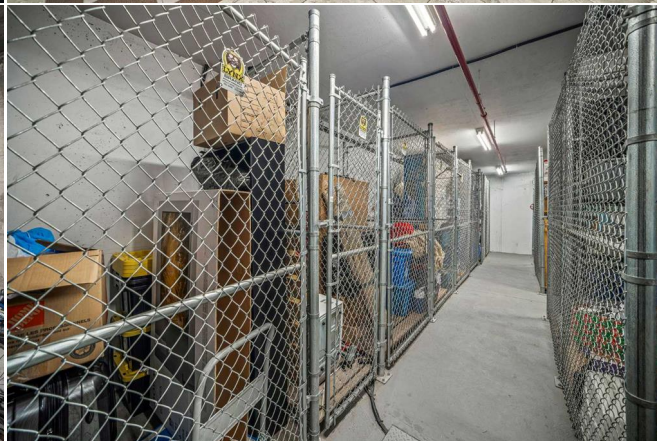
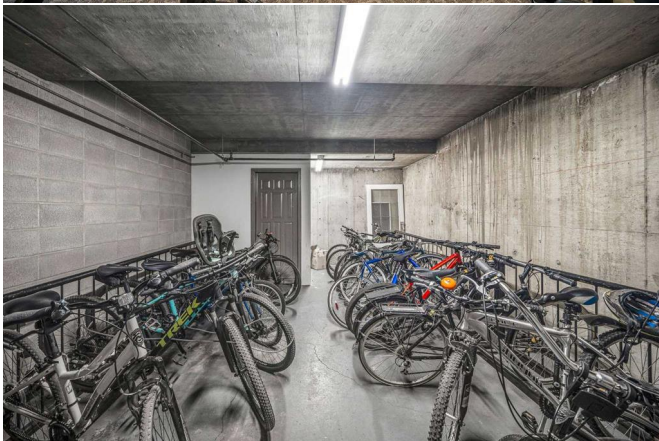
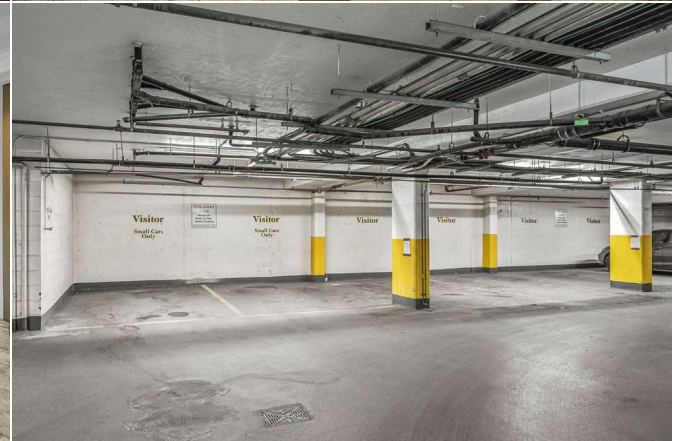
Inclusions:
Property Listed By: **TV with Wall Mount in the Living Room
Century 21 Bamber Realty LTD.**

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









#401, 4 14 STREET NW
RGA MEASUREMENT STANDARD - CALGARY AB
MAIN LEVEL (AGL) - 1230.54 Sq Ft / 114.26 m²
TOTAL ABOVE GRADE RMS SIZE - 1230.54 Sq Ft / 114.32 m²

