



THE
A-TEAM

**RE/MAX
FIRST**

429 14 Street #302, Calgary T2N 2A3

MLS®#: **A2183534** Area: **Hillhurst** Listing Date: **12/14/24** List Price: **\$360,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1970**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **1,146**
 Low Sqft:
 Ttl Sqft: **1,146**

DOM

7

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Dishwasher,Garage Control(s),Gas Stove,Microwave,Oven,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$737

Fee Simple
Fee Freq:
Monthly

C-COR2

Legal Desc: **0514410**

Remarks

Pub Rmks: **Set in the heart of trendy Hillhurst, this east-facing condo offers unmatched downtown skyline views and a location that can't be beat. Originally two units combined into one, this spacious 1,145 sq. ft. home features two large bedrooms, two full bathrooms, and two balconies overlooking vibrant 14th Street. Enjoy modern updates throughout, including a completely renovated primary ensuite with sleek tilework and new laminate flooring in the bedrooms and main living areas. The concrete construction ensures exceptional soundproofing, offering a quiet retreat from the bustling neighborhood. Practical features include in-suite laundry (nearly new washer and dryer) and ample storage options, such as a bike room, large locker, and secure underground parking. Steps from boutiques, cafes, restaurants, and Bow River pathways, this home combines urban convenience with contemporary living. Don't miss out—schedule your viewing today!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Solutions**

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









