

**205, 4 14 Street NW**  
**Calgary, Alberta**

**MLS # A2119165**



**\$425,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	965 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 480
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	C-COR2 f2.8h16
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting		

**Inclusions:** The property is completely furnished and the patio set and BBQ belongs to the Sellers and these items can be negotiated with the sale.

**\*MOVE-IN READY\*** Stylish 2-bedroom 1 bathroom Condo that is a 5 minute walk to Bow River Pathway System, Riley Park and Queen Elizabeth School. This amazing property has an open concept living room, dining room and kitchen which is perfect for entertaining your family and friends. The kitchen has 4-stainless steel appliances, granite counter tops, loads of cupboard space, a large island to prepare your gourmet meals and have bar style seating. There is an elegant living room with a gas fireplace and large window for natural light. There is a West facing wrap around balcony to enjoy on those hot summer nights ahead and to watch the sunsets. Secure Underground Heated Titled Parking Stall, storage and Pet Friendly Building with Board Approval. Close to Downtown, schools, shopping and so much more. Book your showing today!