

# \$550,000 - 401, 4 14 Street Nw, Calgary

MLS® #A2215625

**\$550,000**

2 Bedroom, 2.00 Bathroom, 1,231 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Experience refined urban living in this expansive 1,230 sq.ft. south-facing residence, offering an exceptional blend of comfort, luxury, and convenience. This beautifully appointed condominium features two spacious bedrooms, two full bathrooms, a dedicated storage unit, and secure underground parking. Enjoy panoramic downtown and southwest views from your private balcony, perfect for soaking in the city's energy and natural light. The interior showcases rich hardwood flooring throughout, sophisticated crown moulding, and soaring 9-foot ceilings, creating a bright and open atmosphere.

The gourmet kitchen boasts abundant cabinetry and counter space, seamlessly integrating with the dining area, and anchored by a large island that opens to the west-facing terrace, ideal for entertaining. Adjacent, the spacious dining area offers ample room for hosting gatherings, while the cozy living room, complete with a gas fireplace, provides the perfect ambiance for relaxing evenings.

The generously sized primary bedroom features large windows, a walk-in closet, and premium Hunter Douglas window coverings. It is complemented by a four-piece ensuite, which includes a soaker tub, a separate glass-enclosed shower, and a vanity with a dedicated makeup station.

A versatile second bedroom is perfect for guests or a home office, offering views of vibrant Kensington. This room is conveniently located next to the well-appointed three-piece



guest bathroom and is within steps to the in-suite laundry area.

Residents of Kensington Mews Phase II enjoy the benefits of low condo fees, which include access to amenities such as a fitness center, bicycle storage, and heated underground parking. Fees also cover water, landscaping, snow removal, waste disposal, building insurance, professional property management, routine maintenance, and reserve fund contributions.

Situated in the heart of the desirable Kensington community, this residence offers unmatched walkability to renowned restaurants, boutique shopping, the Bow River Pathway, major transit routes, and downtown Calgary.

**\*\*Some of the photos have been virtually staged\*\***

Built in 1999

### **Essential Information**

MLS® #	A2215625
Price	\$550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,231
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	401, 4 14 Street Nw
Subdivision	Hillhurst
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2N 1Z4

### Amenities

Amenities	Elevator(s), Visitor Parking, Bicycle Storage, Fitness Center, Parking
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Track Lighting, Crown Molding, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Garburator, Oven, Washer/Dryer, Window Coverings
Heating	Natural Gas, Boiler, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	6

### Exterior

Exterior Features	Balcony
Roof	Metal
Construction	Stucco, Concrete

### Additional Information

Date Listed	May 8th, 2025
Days on Market	106
Zoning	C-COR2

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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