

# \$520,000 - 401, 4 14 Street Nw, Calgary

MLS® #A2215625

## \$520,000

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          | \$520,000         |
| 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      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Titled, Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Crown Molding, Vinyl Windows, Soaking Tub, Track Lighting |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Garburator, Oven, 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      | Concrete, Stucco |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 181           |
| Zoning         | C-COR2        |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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