

401, 4 14 Street NW
Calgary, Alberta

MLS # A2269205

\$480,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,231 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 640
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	C-COR2
Foundation:	-	Utilities:	-
Features:	Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Track Lighting, Vinyl Windows		

Inclusions: N/A

Experience elevated urban living in this spacious 1,242 sq.ft. south-facing condo, perfectly blending comfort, style, and convenience. Freshly painted and move-in ready, this beautifully designed home offers two large bedrooms, two full bathrooms, in-suite laundry, dedicated storage, and secure underground parking with an additional storage locker. Take in stunning panoramic views of downtown and the southwest skyline from your private balcony — a perfect spot to enjoy Calgary's city lights and sunsets. Inside, rich hardwood floors, elegant crown moulding, and soaring 9-foot ceilings create an inviting sense of space and sophistication. The kitchen is a true showpiece, featuring abundant cabinetry, generous counter space, and a large island that seamlessly connects to the dining area and west-facing terrace — ideal for hosting or everyday living. The cozy living room with a gas fireplace completes the main living space, offering warmth and ambiance year-round. The spacious primary bedroom includes large windows, a walk-in closet, and premium Hunter Douglas window coverings. The ensuite features a relaxing soaker tub, separate glass shower, and a makeup vanity. The second bedroom is equally versatile — perfect for guests or a home office — and is located next to a well-appointed three-piece guest bath and laundry area. Residents of Kensington Mews Phase II enjoy low condo fees and access to great amenities, including a fitness center, bike storage, and heated underground parking. Fees also cover water, landscaping, snow removal, waste disposal, building insurance, professional management, maintenance, and reserve fund contributions. Set in the heart of Kensington, one of Calgary's most walkable and sought-after communities, this home offers effortless access to top-rated restaurants, boutique

shops, the Bow River Pathway, major transit, and downtown.**