

**508, 314 14 Street NW**  
**Calgary, Alberta**

**MLS # A2269735**



**\$199,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	767 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 521
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	C-COR2 f2.8h16
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Experience the best of inner-city living in one of Calgary's most desirable communities. Within walking distance to schools, shopping, parks, and the Bow River pathways, this move-in ready 2-bedroom corner unit sits quietly on the 5th floor of a well-managed building. The renovated open-concept layout seamlessly connects the kitchen and living area, creating a bright and spacious atmosphere highlighted by large windows. Down the hall, you'll find two generous bedrooms designed for rest and relaxation. The unit features a clean, modern palette and has been recently updated to ensure comfort and style. Recent upgrades include: new paint, new lock, new resilient rugs in the washroom & storage room (2025), electric stove (2023), refrigerator (2021), and laminate flooring in both bedrooms (2021). Additional conveniences include one assigned parking stall, laundry facilities on every floor (shared only with residents on the same level), and secure bike storage on the 8th floor. The building is well-maintained and has been continually improved over the years, ensuring a safe and comfortable living environment. Combining affordability, location, and lifestyle, this home is an excellent choice for first-time buyers, professionals, or investors seeking the perfect urban opportunity. Don't miss out—book your private showing today and start your next chapter in Hillhurst!