

**606, 429 14 Street NW**  
**Calgary, Alberta**

**MLS # A2228942**



**\$324,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hillhurst                          |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 844 sq.ft.                         | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |                |
|--------------------|--|-------------------|----------------|
| <b>Heating:</b>    | Baseboard, Natural Gas   | <b>Water:</b>     | -              |
| <b>Floors:</b>     | Ceramic Tile, Laminate   | <b>Sewer:</b>     | -              |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 576         |
| <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>   | Bookcases, Built-in Features, Granite Counters, See Remarks, Storage |                   |                |

**Inclusions:** N/A

Welcome to this bright and spacious 2-bedroom, 1-bathroom condo located in the heart of Hillhurst—one of Calgary’s most sought-after communities. This vibrant inner-city neighbourhood is known for its tree-lined streets, historic charm, and walkable access to Kensington’s shops, cafes, parks, and the Bow River. Perched on the 6th floor, this SE corner unit offers stunning downtown views and an abundance of natural light. Features include a cozy fireplace with built-in bookshelves, a well-appointed kitchen with stainless steel appliances and generous cabinet space, in-unit laundry, and a large balcony. You’ll also enjoy underground parking and two storage lockers—one conveniently just outside your door, and another oversized 55 sq. ft. locker with 9’ ceilings in the basement, offering rare and accessible storage. And while there isn’t visitor parking in the building, there is plenty of street parking nearby! Don’t miss this opportunity to live in one of Calgary’s most vibrant and connected communities.