

\$435,900 - 404, 4 14 Street Nw, Calgary

MLS® #A2240080

\$435,900

2 Bedroom, 1.00 Bathroom, 968 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome to this spacious and beautifully updated two-bedroom condo located in the heart of vibrant Kensington Village—one of Calgary's most walkable and desirable communities.

This well-designed home features large windows with great views, flooding the interior with natural light. The open-concept kitchen offers abundant storage, a central island, new quartz countertops, a modern backsplash, new stainless steel appliances, and space for a full-sized dining table next to sliding doors that lead to a sunny west-facing patio. The primary bedroom easily accommodates a king-size bed and connects directly to the bathroom. The second bedroom features French doors and a large north-facing window, making it perfect for guests, a roommate, or a bright home office.

The inviting living room includes a cozy gas fireplace and space for two full-sized couches, creating a warm and functional living space ideal for relaxing or entertaining. Thoughtful NEW UPGRADES throughout include luxury laminate flooring, quartz counters, new lighting, fresh paint, and brand-new stainless steel appliances—showcasing true pride of ownership.

This well-managed building offers LOWER MONTHLY CONDO FEES and a fully funded reserve fund. Amenities include a



well-equipped fitness centre, welcoming common areas, heated underground parking with ample visitor spots, and secure bike storage. The location is truly unbeatable, with restaurants, cafes, shopping, and transit literally at your doorstep. Downtown Calgary is just a 10-minute walk away, and the Bow River pathways are seconds from your door.

Don't miss your chance to own a move-in-ready home in one of Calgary's most sought-after inner-city neighborhoods.

Built in 1999

Essential Information

MLS® #	A2240080
Price	\$435,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	968
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	404, 4 14 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1Z4

Amenities

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

Parking	Stall, Underground
---------	--------------------

Interior

Interior Features	Kitchen Island, Quartz Counters
-------------------	---------------------------------

Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
------------	---

Heating	In Floor
---------	----------

Cooling	None
---------	------

Fireplace	Yes
-----------	-----

# of Fireplaces	1
-----------------	---

Fireplaces	Gas
------------	-----

# of Stories	6
--------------	---

Exterior

Exterior Features	Balcony
-------------------	---------

Construction	Concrete, Stucco
--------------	------------------

Additional Information

Date Listed	July 16th, 2025
-------------	-----------------

Days on Market	10
----------------	----

Zoning	C-COR2 f2.8h16
--------	----------------

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.