

# \$225,000 - 701, 314 14 Street Nw, Calgary

MLS® #A2228233

**\$225,000**

2 Bedroom, 1.00 Bathroom, 765 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

City assessment value 247k! Located in the highly sought-after community of Hillhurst, this spacious 2-bedroom corner END UNIT sits on the quiet side of the building on the 7th floor, offering stunning city views framed by mature trees—beautiful both day and night.

The renovated layout features an open-concept kitchen and living room, enhancing the sense of space and light. Interior highlights include laminate flooring throughout, ceramic tile in the bathroom, updated vinyl windows, and New Light Fixture.

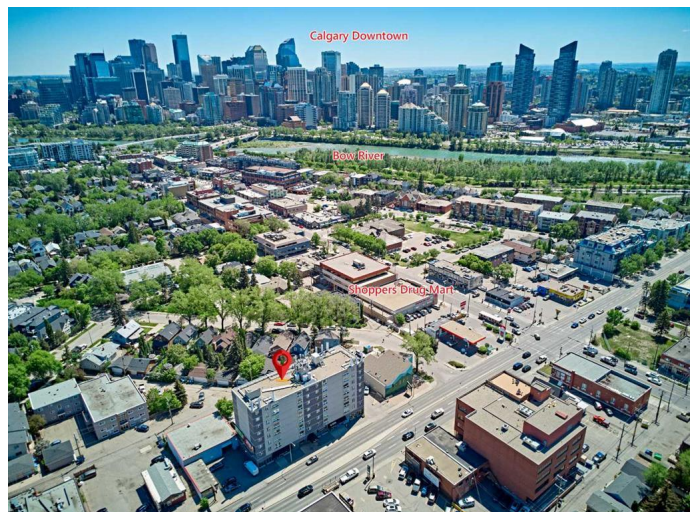
Additional amenities include secure outdoor bike storage, a card-operated laundry system on EACH floor (shared by only residents on the same floor), and one assigned parking stall. This well-maintained building is ideally located in the vibrant Kensington area, just minutes from river pathways, shops, restaurants, and more.

Exceptional value in a prime location!

Built in 1969

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2228233  |
| Price     | \$225,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 765               |
| Acres          | 0.00              |
| Year Built     | 1969              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 701, 314 14 Street Nw |
| Subdivision | Hillhurst             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N 1Z8               |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Coin Laundry, Elevator(s), Parking    |
| Parking Spaces | 1                                     |
| Parking        | Assigned, Parking Lot, Plug-In, Stall |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Closet Organizers, Elevator, Open Floorplan, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Window Coverings          |
| Heating           | Baseboard, Natural Gas                                              |
| Cooling           | None                                                                |
| # of Stories      | 8                                                                   |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Other    |
| Construction      | Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 29             |
| Zoning         | C-COR2         |

### Listing Details

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