



205, 2 14 Street NW
Calgary, Alberta

MLS # A2312939



\$420,000

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,213 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Insulated, Parkade, Paved, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, In Floor	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 881
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	M-C2 d175
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Unit 205 in the heart of vibrant Hillhurst, where inner city living meets comfort, space, and an unbeatable lifestyle. Perfectly positioned just steps from the energy of Kensington, this spacious 3 bedroom, 2 bathroom condo offers over 1,213 sq/ft of beautifully functional living that feels more like a home than an apartment. Inside, large south facing windows fill the space with natural light throughout the day, creating a warm and inviting atmosphere across the open concept layout. The generous living and dining areas flow seamlessly to the sunny south facing balcony, perfect for morning coffee, evening wine, or simply enjoying the tree lined surroundings. Anchoring the living space is a spacious kitchen featuring an eating island and stainless steel appliances. The thoughtfully designed floorplan, complete with hardwood flooring throughout the main living areas, offers exceptional functionality. There are three well sized bedrooms, two full bathrooms, in unit laundry, and an impressive amount of storage including a massive in suite storage room plus a separate storage locker. The spacious primary bedroom easily accommodates a king sized bed and features a walk in closet, private 3 piece ensuite, and abundant natural light from the south facing windows. Underground heated parking adds everyday convenience and comfort year round. Located in one of Calgary's most sought after inner city communities, this home places you just moments from the Bow River pathway system, downtown Calgary, parks, coffee shops, fitness studios, and some of the city's best restaurants and boutiques. Hillhurst and Kensington are known for their walkability, vibrant atmosphere, and unique blend of urban convenience and community charm, making them one of Calgary's most desirable lifestyle destinations. Enjoy being walking

distance to local favourites like Hayden Block Smoke & Whiskey, Pulcinella, and the landmark Kensington Pub. You will love the boutique shopping, cafes, markets, and local amenities throughout Kensington that make this neighbourhood so iconic. Whether you are downsizing without sacrificing space, embracing an inner city lifestyle, or searching for the perfect blend of comfort, walkability, and urban convenience, this exceptional Hillhurst residence delivers a rare opportunity to live in one of Calgary's most sought after communities.