

# \$254,000 - 404, 429 14 Street Nw, Calgary

MLS® #A2246437

## \$254,000

1 Bedroom, 1.00 Bathroom, 626 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Located in one of Calgary's most vibrant and walkable communities, this bright and stylish 1-bedroom, 1-bathroom condo offers the perfect blend of comfort, convenience, and lifestyle. Whether you're a first-time buyer, downsizer, or investor, this is a fantastic opportunity to own in the sought-after community of Hillhurst. Inside, the unit feels warm and welcoming, with plenty of natural light pouring in through large windows. The open layout makes smart use of the space, with a comfortable living area, a dining nook, in-suite laundry, and a functional kitchen that features modern appliances, ample cabinetry, and everything you need in a compact, efficient design. The bedroom is a relaxing retreat with space for a full bed and additional furniture, and the 4-piece bathroom is clean and well maintained. The building includes assigned parking located right outside the back entrance. Other amenities include a gym on the main floor, storage unit, and secure indoor bike storage. You'll love stepping outside and being just moments away from coffee shops, restaurants, shopping, the Bow River pathways, and the Sunnyside C-Train station. Whether you're commuting downtown, meeting friends for brunch, or taking a stroll along the river, it's all right at your doorstep. If you're looking for a low-maintenance, lock-and-leave lifestyle in one of Calgary's most desirable inner-city neighborhoods, this unit is definitely worth a look.



Built in 1969

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246437          |
| Price          | \$254,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 626               |
| Acres          | 0.00              |
| Year Built     | 1969              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 404, 429 14 Street Nw |
| Subdivision | Hillhurst             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N 2A3               |

**Amenities**

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

**Interior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Stone Counters                               |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard, Radiant                                                          |
| Cooling           | None                                                                        |
| # of Stories      | 8                                                                           |

**Exterior**

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

|              |                 |
|--------------|-----------------|
| Roof         | Tar/Gravel      |
| Construction | Brick, Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 65               |
| Zoning         | C-COR2 f2.8h16   |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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