



## 4 14 Street Calgary Alberta

\$749,900

Luxury inner-city living in one of Calgary's trendiest communities, Kensington! Stroll the river pathways just outside your door and enjoy some of Calgary's best restaurants and locally owned businesses right in your neighbourhood! The 5th and 6th floors of Kensington Mews were built as the executive levels in this building with fewer units per floor, solid-core doors, 10' ceilings, air conditioning and luxury kitchens including wall oven, gas cooktop, thick granite counters and walk-in pantry/laundry room. The layout of this 2-BED + DEN unit is wide and spacious with large west-facing windows, not long and narrow - so it feels much more like a house than an apartment. If you love to entertain, you will be proud to show off the wow-factor of this sub-penthouse! The west views overlooking the Rocky Mountains and charming Hillhurst show off the changing seasons and the layout allows you to bring your interior design ideas to life with full-sized furniture! This is a home that can accommodate a growing family or downsizers alike - anyone looking for low-maintenance living in a prime urban location for a great price! The flexible spaces found here can suit various needs, such as formal dining, home office, grand piano, yoga lounge, library or even close off the den or dining room to make a 3rd bedroom! The living room has a gas fireplace and can accommodate any size sectional! Primary bedroom is oversized with views of the treed neighbourhood, room for a full bedroom set, walk-in closet with wood shelving and full ensuite with jetted tub, bidet and stall shower. Second bedroom is nicely sized with big windows and its own walk-in closet. Rare for condo living - this unit includes TWO titled parking stalls and a storage locker! This quiet CONCRETE building also offers visitor parking, secure bike storage room and optional gym access (\$200/year). Pet-friendly with no weight...

4pc Bathroom Measurements not available

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Primary Bedroom 20.42 Ft x 17.17 Ft

Bedroom 13.83 Ft x 14.75 Ft

Kitchen 14.00 Ft x 14.00 Ft

Den 10.92 Ft x 12.42 Ft

Living room 19.75 Ft x 26.25 Ft

Dining room 10.17 Ft x 10.08 Ft

Listing Presented By:



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