



## 414 Street Calgary Alberta

\$607,000

BREATHTAKING DOWNTOWN VIEWS! A SPACIOUS 2 BEDROOM 2 BATHROOM UNIT, WITH UNDERGROUND PARKING, AND A STORAGE UNIT! This exceptional 1,242 sq.ft. south facing condominium offers a luxurious living experience, combining modern & comfort. Spectacular panoramic views featuring a sunny southwest facing balcony, adorned with hardwood flooring throughout, extraordinary crown moulding, and 10' high ceilings. Enjoy a kitchen equipped with ample storage that flows seamlessly into the dining area with a large island facing the west terrace and overlooking the downtown core. Across from the kitchen is a massive dining area while entertaining, and across from the cozy living space where you can enjoy your evening hot cocoa by the cozy gas fireplace. Retreat to the generous sized primary bedroom featuring walk-in closets, large windows, Hunter Douglas windows coverings, and is situated next to the four-piece ensuite with a soaker tub and a separate shower, and a vanity with a make-up station. The large second bedroom can serve as a guest room or a home office with views of the trendy streets in Kensington, and is situated next to the 3 piece guest bathroom, and is adjacent to the in-suite laundry. Kensington Mews Phase II offers affordable condo fees that cover a wide range of amenities and services. These include heated underground parking, access to a fitness center, and bicycle storage. Fees also include, water, landscaping, snow removal, trash collection, routine maintenance, insurance, professional management, and reserve fund contributions. Situated in the heart of Kensington, residents have access to the best restaurants, shops, and the Bow River pathway. Close to major transit routes, and within walking distance to downtown. Call or text to schedule a viewing of this breathtaking condo. (id:6769)

Living room 15.08 Ft x 13.75 Ft

Kitchen 11.50 Ft x 10.50 Ft

Dining room 12.75 Ft x 9.67 Ft

Foyer 8.25 Ft x 5.08 Ft

Primary Bedroom 15.25 Ft x 12.00 Ft

4pc Bathroom 14.00 Ft x 5.83 Ft

Bedroom 10.58 Ft x 10.42 Ft

Laundry room 3.17 Ft x 2.50 Ft

Storage 7.17 Ft x 4.50 Ft

3pc Bathroom 8.67 Ft x 5.67 Ft

Other 9.33 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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