



476 14 Street Calgary Alberta

\$529,900

Welcome to The Nine! a bright, stylish, and inviting top-floor condo perfectly situated in the sought-after community of Hillhurst. Offering over 1,500 sq. ft. of thoughtfully designed living space, this home places you just steps from Kensington's vibrant shops and restaurants, and only minutes from SAIT and the Jubilee Auditorium. Spread across two spacious levels, the upper floor features an open-concept layout ideal for both relaxing and entertaining. The gourmet kitchen is equipped with granite countertops, stainless steel appliances, and a built-in wine fridge. The living room, complete with vaulted ceilings and expansive windows, is filled with natural light throughout the day, creating a warm and welcoming atmosphere. The lower level offers excellent functionality with a cozy den, convenient in-suite laundry, a full 4-piece bathroom, and two generously sized bedrooms. The primary bedroom includes its own 4-piece ensuite and walk-in closet, providing plenty of comfort and privacy. Residents can enjoy great building amenities such as a large storage locker, secure bike rooms, and access to the Urban Athlete fitness centre. This standout unit also includes two heated, titled underground parking stalls, a rare and valuable feature. This condo truly has it all, space, style, location, and convenience. Don't miss your chance to see it for yourself. (id:6769)

2pc Bathroom 5.92 Ft x 5.67 Ft
Dining room 13.25 Ft x 10.00 Ft
Family room 16.42 Ft x 12.75 Ft
Kitchen 7.92 Ft x 12.58 Ft
Living room 10.08 Ft x 12.33 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft
4pc Bathroom 9.25 Ft x 4.92 Ft
Bedroom 10.75 Ft x 11.83 Ft
Office 9.25 Ft x 9.00 Ft
Primary Bedroom 12.92 Ft x 12.67 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca