

**202, 2 14 Street NW**  
**Calgary, Alberta**

**MLS # A2287486**



**\$315,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Alley Access, Electric Gate, Enclosed, Garage Door Open		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 655
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d175
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage		
<b>Inclusions:</b>	None		

Unbelievable Price \$315,000. Spend summer days floating the river, exploring the extensive pathway network, or enjoying the neighbourhood's lively festivals and events. Surrounded by boutique shops, acclaimed restaurants, green spaces, and direct routes via 14 Street NW and Memorial Drive, this home offers the perfect blend of inner-city energy and everyday comfort in one of Calgary's most desirable locations.. Welcome to Kensington Mews, where urban convenience meets the vibrant lifestyle of one of Calgary's most sought-after inner-city neighbourhoods. Perfectly positioned along 14 Street NW in the heart of Kensington, this beautifully maintained second-floor condo offers 909 sq ft of bright, functional living space with two bedrooms and a newly updated bathroom (2026). Floor-to-ceiling west-facing windows fill the open-concept kitchen, dining, and living area with natural light, while stainless steel appliances, a central island, and a cozy gas fireplace create a warm and welcoming atmosphere. A sunny west-facing balcony with gas hookup provides the perfect spot to relax and enjoy evening sunsets or effortless summer barbecues. The spacious primary bedroom easily accommodates a king-sized bed and offers excellent natural light, while the versatile second bedroom works beautifully as a guest room, home office, nursery, or creative studio. Everyday practicality is enhanced with an oversized front storage room with pantry potential, full-sized washer (2024) and dryer, titled heated underground parking, and a separate assigned storage locker—features that add comfort and convenience to daily living. Living in Kensington means stepping into one of the city's most walkable and energetic communities. Start your morning with coffee from a local café, pick up groceries just minutes from

your door, and enjoy quick access to downtown whether walking, cycling, or commuting. Just steps away, the nearby bridge connects you directly to the scenic pathways along the Bow River, offering kilometres of biking, walking, and riverside recreation.