

418, 1505 8 Avenue NW
Calgary, Alberta

MLS # A2219888



\$525,000

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,595 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 861
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Plaza 14 — an architecturally significant boutique residence with each unit accessed from a bright, promenade-style hallway that sets the tone for refined urban living. This well-managed complex is over 70% owner-occupied, offering a strong sense of community and pride of ownership throughout. This suite greets you with a spacious, skylit foyer that makes an immediate impression, offering exceptional storage and a seamless flow into the heart of the home. A striking staircase with beautiful custom storage design beneath leading to the main living area, creating a true sense of arrival. Flooded with natural light, the thoughtfully designed layout features generously sized rooms all on one level. The east end of the suite showcases a beautifully updated kitchen, living, and dining area — complete with a cozy wood-burning fireplace, a private balcony, and sweeping views of the city skyline. Centrally positioned between the east and west wings of the home, you’ll find the stylishly renovated main bathroom and laundry area, offering convenience and thoughtful separation between living and sleeping spaces. At the opposite end, two expansive bedrooms (both with new double pane windows) and a second modern ensuite bathroom. You’ll also find an impressive 600 sq. ft. west-facing private patio — the perfect retreat for relaxing or entertaining. Every detail has been carefully considered, with recent renovations including updated bathrooms, kitchen, laundry room, flooring and appliances. This one-of-a-kind residence combines architectural character with contemporary style in one of Calgary’s most desirable communities. Just steps from the vibrant shops, cafés, and amenities of Hillhurst and Kensington, you’ll experience the very best of urban living right at your doorstep.