

# \$799,900 - 402, 4440 14 Street Nw, Calgary

MLS® #A2223375

**\$799,900**

2 Bedroom, 2.00 Bathroom, 1,796 sqft

Residential on 0.00 Acres

North Haven, Calgary, Alberta

Fabulous two bedroom, two full bathrooms, and two titled parking underground stall in the wonderful Havenworth complex located directly across from The Calgary Winter Club in North Haven. Beautifully cared for over the years and first time on the market. Full panoramic views of the city and mountains to the west. Wake up to enjoy the glorious sunrise for you breakfast and enjoy the evening relaxing on the huge wrap around balcony. What is nice you are shaded from all the elements. As you enter the unit you are greeted with the high vaulted ceilings and the open floor plan giving you a sense of space. There is a large main floor office for those working from home, and you will be amazed with the fabulous chef's kitchen set up with the large built-in oven and induction cooktop. Both the bedrooms are generous in size with the large windows and in the primary bedroom there is a garden door that opens onto the wrap around balcony. In the primary bedroom there is plenty of closet space with organizers and a large step-in shower stall. The condo has climate control for year round comfort and in the cold winter days; enjoy the wonderful cozy fireplace in the living room. There is also a large in-unit storage room and also a caged storage directly in front of your two titled parking stalls. Be the first to view this fabulous condo; there will be no disappointments here. The minute you step into this complex; you will swear you are in a mountain resort; with all the rich cedar woodwork. Call for your private



viewing today.

Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2223375          |
| Price          | \$799,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,796             |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 402, 4440 14 Street Nw |
| Subdivision | North Haven            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2K 1J5                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Parking, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Titled, Underground                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings                    |
| Heating           | Fan Coil   |

|                 |             |
|-----------------|-------------|
| Cooling         | Central Air |
| Fireplace       | Yes         |
| # of Fireplaces | 1           |
| Fireplaces      | Gas         |
| # of Stories    | 4           |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line                           |
| Construction      | Stone, Stucco, Vinyl Siding, Wood Siding, Cedar |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 25             |
| Zoning         | M-C2           |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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