

# \$700,000 - 301, 1321 Kensington Close Nw, Calgary

MLS® #A2083838

**\$700,000**

2 Bedroom, 2.00 Bathroom, 1,482 sqft

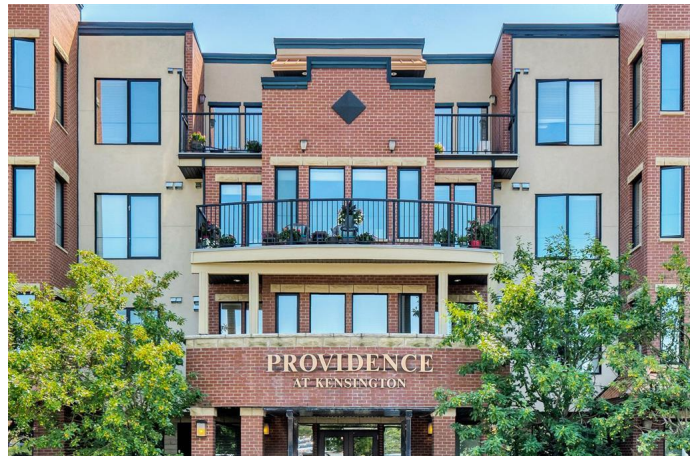
Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Experience urban luxury at its finest in the heart of Kensington with this exquisite 2-bedroom, 2-bathroom plus DEN condominium at The Providence. Boasting absolute opulence, this residence offers an urban oasis enriched with over 400 sqft of OUTDOOR LIVING SPACES (2), creating an exceptional blend of indoor comfort and outdoor relaxation.

Situated on its own tranquil street, just a stone's throw away from the vibrant pulse of Kensington, this luxurious suite provides an unparalleled lifestyle. The presence of a heritage building safeguarding the surrounding green space ensures UNOBSTRUCTED and radiant views. The unit itself is a testament to sophisticated design and meticulous attention to detail, with premium upgrades seamlessly integrated by the builder.

Indulge in the ultimate comfort with AIR-CONDITIONING for warm summer days and IN-FLOOR HEAT that envelopes you in warmth, a walk-in pantry catering to your culinary aspirations, and concealed TV/speaker wire routes that preserve the elegance of the living space. The allure of hickory floors draws you in, while the GAS STOVE and GRANITE finishes throughout the unit speak to the dedication to both style and functionality. The convenience of an OVERSIZED underground parking stall close to the doors. The generously proportioned



living room stands as a testament to thoughtful design, easily accommodating substantial furniture and art without overwhelming the space. Sunlight bathes the dining room in a natural glow, creating an inviting atmosphere as it overlooks the adjacent park.

Ascending to the upper level, you'll find the pinnacle of this remarkable residence – the impressive Master Retreat. Beyond the French doors lies your private master patio, a sprawling expanse that easily accommodates a complete patio set as well as a extra space large enough to fit a hot tub (with board approval) or a garden for home grown veggies, setting the stage for serene evenings and rejuvenating mornings. A large office is situated just off the master bedroom which could also serve as a second walk-in closet if your heart desired. The building ELEVATOR goes to both levels of this multi-level condo for easy access to those with mobility issues, or just convenience for moving furniture in and out of the unit.

In summary, this condominium offers an unparalleled fusion of luxury, location, and lifestyle. With its prime Kensington location, abundant outdoor living space, and a suite filled with premium features, presenting a rare opportunity to embrace urban living at its finest. Seize the chance to own this remarkable piece of Calgary's real estate and elevate your daily life to extraordinary heights.

Built in 2008

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2083838  |
| Price      | \$700,000 |
| Sold Price | \$680,000 |
| Bedrooms   | 2         |

|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,482       |
| Acres          | 0.00        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Sold        |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 301, 1321 Kensington Close Nw |
| Subdivision | Hillhurst                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2N 3J6                       |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Playground, Secured Parking |
| Parking Spaces | 1                                                                                  |
| Parking        | Heated Garage, Oversized, Underground                                              |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings                                                      |
| Heating           | Baseboard, In Floor, Natural Gas                                                                                                                                                  |
| Cooling           | Wall Unit(s)                                                                                                                                                                      |
| # of Stories      | 4                                                                                                                                                                                 |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Roof              | Rubber                      |
| Construction      | Brick, Concrete, Wood Frame |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2023 |
| Date Sold      | October 27th, 2023   |
| Days on Market | 30                   |
| Zoning         | DC (pre 1P2007)      |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX REAL ESTATE (CENTRAL) |
|----------------|------------------------------|

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