

\$499,900 - 201, 1407 Kensington Close Nw, Calgary

MLS® #A2112408

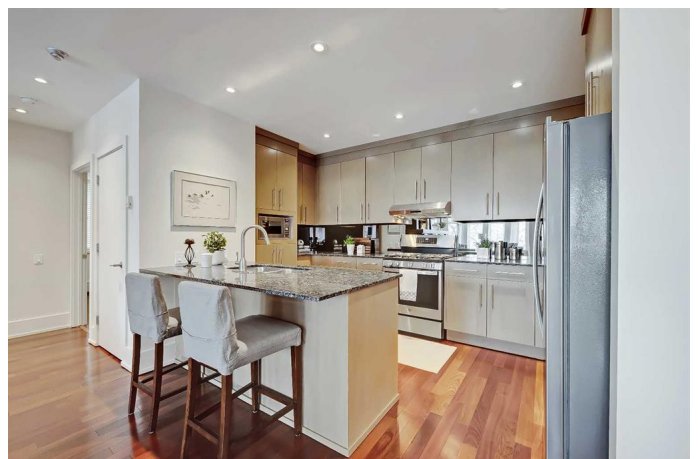
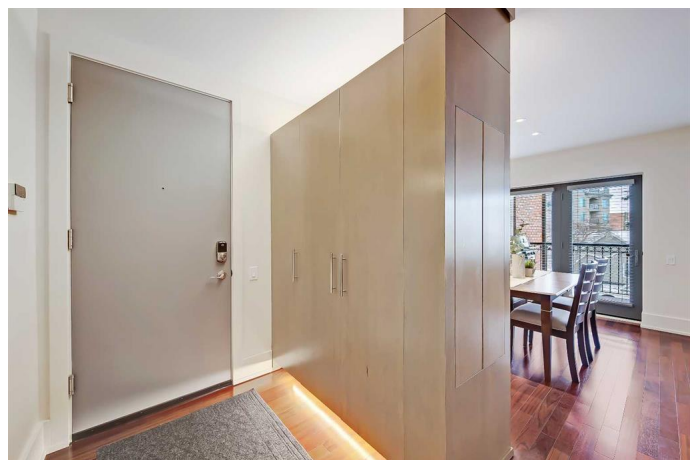
\$499,900

2 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Boasting over 1,000 square feet of interior living space, this spacious unit presents a fantastic opportunity for ownership in the SAM award-winning Villagio Kensington building. This unique collection of boutique condos stands as a Calgary landmark, employing insulated concrete form technology for superior energy efficiency, soundproofing, and fire safety. As one of only four units on the 2nd floor of this 12-unit concrete masterpiece, this executive condo boasts 2 large bedrooms, 2 full bathrooms, and an underground parking stall with an extra storage locker. Features include a formal front entrance w/ large built-ins, gorgeous REAL cherrywood flooring throughout, a stunning kitchen w/ granite counters, stainless steel appliance package, and large central island. The dining area boasts French doors leading to a private balcony w/ a gas line for BBQ. The spacious living room features a built-in entertainment center, matching custom furniture, and a natural gas fireplace. An adjacent bonus space w/ bay windows provides versatility as an office area or reading/sitting nook. The primary bedroom offers abundant closet space, coffered ceilings, and recessed lighting. The 5pc ensuite features in-floor heating, a large vanity, a stand-up shower w/ a rainfall shower head, and a drop-in soaker tub. The 2nd bedroom features matching built-in storage and a large window. Conveniently



located near the front entrance is the 2nd bathroom w/ tiled flooring and a fully tiled tub/shower combo. Additional features include in-suite laundry, a recently installed central A/C unit, an underground parking stall in the heated and secure parkade, and a storage locker. The Villagio Kensington building, situated in the vibrant Hillhurst community, offers an ideal inner-city lifestyle w/ convenient access to amenities, boutiques, eateries, the Bow River pathways, and outdoor recreation areas. Downtown is within walking distance, LRT stations are nearby, and North Hill Centre is just to the north. Villagio Kensington is for those seeking a distinguished condominium with modern conveniences and a prime location. Contact us today to book your private showing!

Built in 2002

Essential Information

MLS® #	A2112408
Price	\$499,900
Sold Price	\$530,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,071
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	201, 1407 Kensington Close Nw
Subdivision	Hillhurst
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2N 3J6

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Built-in Features, French Door, Granite Counters, High Ceilings, Laminate Counters, Open Floorplan, Recessed Lighting, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	None
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 9th, 2024
Days on Market	2
Zoning	M-C1 d125
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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