

\$489,900 - 405, 1321 Kensington Close Nw, Calgary

MLS® #A2138504

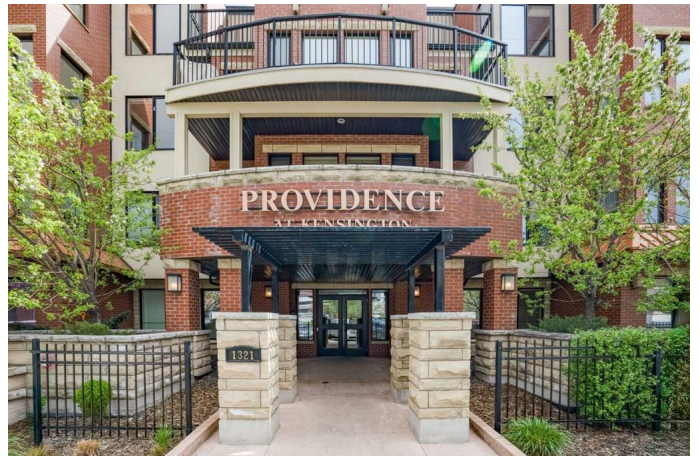
\$489,900

2 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome to Kensington, one of Calgary's trendiest neighbourhoods, boasting an array of specialty stores, quaint coffee shops, restaurants and grocery stores and best of all it is within walking distance to the Bow River! This gorgeous 2 Bedroom-2 Bathroom corner unit is located on the top floor in the highly sought after Providence Kensington building. As you enter you will quickly appreciate the abundance of natural light that floods through the large south-facing windows and the 9-foot ceilings creating a bright open feel throughout the home. The Kitchen is a highlight, featuring amazing Granite countertops, centre island, high-end appliances and plenty of cabinets to excite any chef. The Dining Area is a perfect size for intimate dinners or entertaining friends and family. The large Living Room offers a bright open space which leads onto the balcony where you can enjoy the stunning panoramic views of the city skyline, creating an idyllic backdrop for any occasion. The Primary Bedroom boasts a large walk-in closet and a tasteful ensuite. The nice sized second bedroom can be used as a guest room, home office, or a versatile space to suit any of your needs. Additional features include newer Luxury Vinyl Plank flooring throughout, in-suite laundry/storage, one titled parking stall, an assigned storage locker and Air Conditioning for added comfort. Building amenities include a gym, underground parking, visitor parking, and a secure bike room. This exquisite condo in Kensington offers the perfect blend of modern



living and urban convenience. With its prime location, incredible views, and a plethora of amenities nearby, this home is TRULY A MUST SEE!!!

Built in 2008

Essential Information

MLS® #	A2138504
Price	\$489,900
Sold Price	\$500,300
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	405, 1321 Kensington Close Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3J6

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage
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Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	Sep. HVAC Units
# of Stories	4

Exterior

Exterior Features	Balcony, Storage
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 21st, 2024
Days on Market	15
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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