

\$699,900 - 2, 1818 Kensington Road Nw, Calgary

MLS® #A2145823

\$699,900

3 Bedroom, 4.00 Bathroom, 1,375 sqft

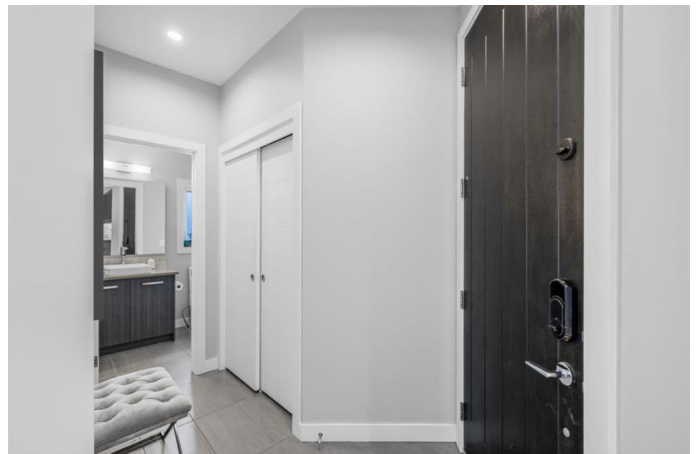
Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Experience luxury living, combined with the energy efficiency and build quality of LEED construction in one of Calgary's most popular inner city communities of Hillhurst. Step inside and be impressed with the spacious front entrance, with close to 2000 sq. ft. of finished space over the 3 floors, with an excellent layout for entertaining.

The beautiful & spacious kitchen offers loads of upgraded, full height kitchen cabinetry with under cabinet lighting, built-in wine cabinet, sleek quartz countertops throughout the home, with a large kitchen eating bar for 3 stools. Upgraded stainless steel appliances include a true chef's must have, gas stove. The living room features a built in entertainment unit with a fully tiled and cosy gas fireplace and entrance into the private deck with a natural gas hookup for the bbq and a fully fenced in backyard. Great for families with small kids or pets. Enjoy family dinners and gatherings in the dining space and breakfast counter.

Travel the stairs to find the skylight lighting the stairs throughout the day to find upstairs laundry and 2 spacious bedrooms & 2 full, private ensuite bathrooms. The primary bedroom is large enough for a King sized bed with 2 side tables & features a generous sized walk-in closet, plus a stunning ensuite. Double



sinks, quartz counters and a huge seamless glass shower with both body jets and steam shower.

Downstairs youâ€™ll find a huge family room with room for a games table, home gym and perfect for loads of furniture to gather around to watch movieâ€™s or sports. A third bedroom and 3rd full bath make the basement a great place for guests or larger families. Additional storage under the stairs and in the utility room with the energy efficient hot water tank, furnace and Central A/C with the heat pump. Solar panels on the roof help to lower your monthly utility costs, along with efficient design, triple pane windows & LED lights are further examples of the quality & energy efficiency of the LEED construction. Recently painted throughout most of the home, make the home a complete turn key property.

All these great features in a location that is a short walk to all the great shops of 19th street, 10th street and Kensington Rd., plus the great paths along the Bow river. Several great schools from K-12 and parks for families nearby as well, making this property and location one youâ€™re sure to want to check out in person.

Built in 2014

Essential Information

MLS® #	A2145823
Price	\$699,900
Sold Price	\$692,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,375
Acres	0.00

Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2, 1818 Kensington Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5W3

Amenities

Amenities	Other, Parking
Parking Spaces	1
Parking	Alley Access, Enclosed, Garage Door Opener, Insulated, Off Street, Paved, See Remarks, Single Garage Detached

Interior

Interior Features	Built-in Features, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Rectangular Lot, See Remarks, Sloped Up
Roof	Rubber
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	July 2nd, 2024
Date Sold	August 17th, 2024
Days on Market	44
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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