

\$519,500 - 402, 1321 Kensington Close Nw, Calgary

MLS® #A2154777

\$519,500

2 Bedroom, 2.00 Bathroom, 977 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

This beautifully maintained 2 bedroom/2 bathroom TOP FLOOR unit in the Providence Kensington complex offers executive finishes, a spacious floor plan and an unbeatable location in the very heart of vibrant Hillhurst. Imagine being a quick stroll to the fabulous shops and restaurants of Kensington, the river pathway system and the downtown core! The property features gorgeous Brazilian Tigerwood hardwood floors, air-conditioning, 9 foot ceilings, a warm yet neutral colour palette, granite countertops and stainless steel appliances. The sun-filled living room and spacious balcony show off the charming view of adjacent St. John Centre and its abundant green space. The attractive kitchen with walnut cabinets, corner pantry, island with breakfast bar and natural gas stove all make for many pleasant culinary experiences. The 2 bedrooms are ideally positioned on opposite sides of the unit (perfect for guests or working from home). The primary bedroom offers a spacious walk-through closet, a roomy 5 PC ensuite with dual sinks and extra-large walk-in shower. The second bedroom has a walk-in closet and is conveniently located next to the laundry and the 4 PC bathroom. The property comes with 1 titled underground parking stall, a dedicated storage locker, access to the newly refurbished and well-equipped fitness room and the bicycle lock-up room. These highly desirable north-facing top floor units rarely come available for sale so don't hesitate, book a look with your Realtor today!



Built in 2008

Essential Information

MLS® #	A2154777
Price	\$519,500
Sold Price	\$515,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	977
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	402, 1321 Kensington Close Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3J6

Amenities

Amenities	Elevator(s), Fitness Center
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Range, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Other
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	July 30th, 2024
Date Sold	September 4th, 2024
Days on Market	33
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Charles
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