



THE
A-TEAM

**RE/MAX
FIRST**

1407 KENSINGTON Close #303, Calgary T2N 3J6

MLS® #: **A2131939**

Area: **Hillhurst**

Listing Date: **05/14/24**

List Price: **\$1,495,000**

Status: **Active**

County: **Calgary**

Change: **-\$226k, 13-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2002**

Finished Floor Area

Abv Sqft: **2,151**

Low Sqft:

Ttl Sqft: **2,151**

DOM

221

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **Penthouse**

Parking

Ttl Park: **2**

Garage Sz:

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Stall,Underground

Utilities and Features

Roof:
Heating: **In Floor**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Brick,ICFs (Insulated Concrete Forms)**

Flooring: **Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Chandelier,No Animal Home,No Smoking Home,See Remarks,Storage**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	24`3" x 17`7"
Kitchen	Main	14`0" x 11`0"
Bedroom	Upper	19`4" x 12`8"
2pc Bathroom	Main	
3pc Bathroom	Upper	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	18`0" x 10`2"
Bedroom	Main	14`10" x 12`3"
Other	Upper	21`0" x 10`7"
5pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee:
\$966

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d125

Legal Desc: **0214154**

Remarks

Pub Rmks: **Luxury intertwines with sophistication in this meticulously renovated, spacious penthouse in Hillhurst. Just steps from Kensington's shops, the Bow River, and the downtown core, this condo offers a premier living experience. Located in the boutique 12-unit "Villagio" building with superior ICF construction for soundproofing and energy efficiency, the unit features a semi-private elevator opening directly to the main door. A majestic foyer welcomes you with soaring ceilings, illuminated by a skylight overhead, setting the stage for the open-concept design of this two-level condo, boasting 18-foot ceilings and a south-facing wall of windows that flood the space with natural light. The central living area includes a custom stone gas fireplace and an imported handblown 120-piece glass chandelier. One of two south-facing patios is accessible through the living area, perfect for relaxation or entertaining. The culinary masterpiece kitchen features top-of-the-line appliances, including a Thermador Dual Fuel Gas stove and Sapphire dishwasher, a Viking fridge and built-in microwave. Hand-selected quartzite countertops elevate the space, complemented by imported hand-blown and cut custom light fixtures that add a touch of sophistication. The adjacent dining area includes a custom wine area with oak racking, a built-in buffet, which has a wine fridge and is trimmed in exquisite quartzite countertops. Adding to the ambiance is a unique custom light fixture that harmonizes with the kitchen design. The primary retreat on the main level offers a built-in chest of drawers and a spa-like ensuite, boasting dual sinks with Hansgrohe bathroom fixtures, a luxurious quartzite countertop, a rejuvenating steam shower, and a custom-ordered cast iron slipper tub, all leading to the generously-sized walk-in closet. A powder bathroom and laundry facilities complete the main floor. Ascending to the upper level, you'll discover a second bedroom that leads to a spacious in-unit storage room, providing ample space for belongings. A catwalk hallway overlooking the living room below guides you to a three-piece washroom and a flexible area perfect for a home office. This versatile space is enhanced by patio doors that lead out to a second south-facing patio, offering a serene outdoor retreat. This exquisite residence has undergone extensive renovations, including new quarter-sawn engineered oak floors on the main level and newer carpet on the upper level. A modern railing overlooking the living room adds to the contemporary aesthetic, complemented by fresh paint throughout and new remote-controlled window coverings. For optimal comfort, a newly installed Fujitsu Mini-split 4 Zone Inverter provides flexible climate control options, offering AC, heat, or fan settings with individual area/room control. The unit includes two titled parking stalls, generously sized to accommodate a full-sized truck. This unit truly deserves to be seen to be fully appreciated, an opportunity not to be missed.**

Inclusions:
Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











