



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1714 KENSINGTON Road #1, Calgary T2N 3R3**

MLS® #: **A2153258**

Area: **Hillhurst**

Listing Date: **08/07/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar: **72,413 sqft**  
Lot Shape:

Access:

Lot Feat: **Landscaped**  
Park Feat: **Single Garage Detached**

DOM

**42**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Concrete,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	9`6" x 11`4"
Living Room	Main	13`7" x 18`4"	Kitchen	Main	10`0" x 12`11"
Bedroom	Upper	10`4" x 11`8"	4pc Ensuite bath	Upper	
Laundry	Upper	7`4" x 5`4"	5pc Ensuite bath	Upper	
Bedroom - Primary	Upper	13`7" x 11`8"	Bedroom	Basement	9`2" x 10`8"
4pc Bathroom	Basement		Family Room	Basement	12`7" x 9`8"
Game Room	Basement	12`0" x 9`6"			

Condo Fee:  
**\$288**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d72**

Legal Desc: **1810474**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY 1-4PM. Beautiful home in the highly sought-after inner city community of Hillhurst in Calgary. This stunning home offers over 2000 sqft of total living space, perfect for entertaining. The kitchen is a chef's dream with upgraded, full-height cabinetry, sleek quartz countertops, and a large island. You'll also find top-of-the-line stainless steel appliances. The spacious living room features LVP flooring, large windows, a beautifully tiled fireplace, creating a cozy and inviting atmosphere. The dining space is ideal for family dinners and gatherings. Upstairs, you'll find convenient amenities such as laundry and two spacious bedrooms. The primary bedroom is truly a retreat with a generous walk-in closet and a stunning 5-piece ensuite. The ensuite boasts double sinks, quartz counters, and a glass shower. The basement offers a huge family room, perfect for entertaining guests. Additionally, there is a third bedroom and a third full bathroom, making it an ideal space for larger families or hosting visitors. Other notable features is that the unit is AIRBNB FRIENDLY! Home can be purchased fully furnished and includes an enclosed garage measuring 18 x 19, AC unit & landscaped. Located just a short walk away from amenities, schools, parks, and the beautiful Bow River pathways, this home offers the perfect blend of luxury and convenience.**

Inclusions:  
Property Listed By: **N/A  
Melcom Realty LTD.**

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













