



THE
A-TEAM

**RE/MAX
FIRST**

1407 KENSINGTON Close #302, Calgary T2N 3J6

MLS® #: **A2158786**

Area: **Hillhurst**

Listing Date: **08/23/24**

List Price: **\$849,800**

Status: **Active**

County: **Calgary**

Change: **-\$45k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,588**
Low Sqft:
Ttl Sqft: **1,588**

Heated Garage, Parkade, Underground

DOM

120
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Penthouse**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard, In Floor, Hot Water, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, ICFs (Insulated Concrete Forms), Stucco**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Soaking Tub, Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`11" x 9`11"
Living Room	Main	12`1" x 21`9"
Loft	Upper	34`1" x 25`9"
Bedroom - Primary	Main	11`6" x 17`3"
4pc Ensuite bath	Main	

Room	Level	Dimensions
Dining Room	Main	9`6" x 12`11"
Balcony	Main	8`11" x 6`2"
Storage	Upper	11`11" x 6`1"
Bedroom	Main	11`8" x 9`0"
3pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$644

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d125

Legal Desc: **0214154**

Remarks

Pub Rmks: **Live in luxury in this high-end penthouse unit in the award-winning "Villagio in Kensington" building. Ideally located in this trendy neighbourhood within walking distance to downtown, Kensington and the Bow River. Then come home to a quiet sanctuary on a non-thorough street (local traffic only) with exceptional ICF construction for superior sound insulation and energy efficiency plus no neighbours above. Sophisticated and elegant this upscale designer home is loaded with upgrades. Freshly painted with brand new gleaming hardwood floors, soaring 18' ceilings and extra windows creating a bright and airy ambience. Great built-ins and a gas fireplace in the living room aid in the relaxing atmosphere of this grand yet comfortable space. Adjacently the dining room with designer lighting has plenty of room for family meals and entertaining alike. Sleek and modern, the chef's dream kitchen features granite countertops, full-height cabinets, stainless steel appliances including a gas stove and a large breakfast bar to casually gather. Barbeque and unwind on the balcony with views of the quiet street. Retreat at the end of the day to the primary oasis with custom built-ins and a lavish ensuite boasting in-floor heating, a deep soaker tub and a separate shower. A second bedroom on this level also with built-ins has easy access to the 3-piece bathroom. The lofted bonus room has tons of flexible space easily divided by furniture to create zones for media, a home gym, a workspace and even a great area for guests thanks to the included Murphy bed. In-suite laundry, heated underground parking and an enclosed storage locker further adds to your comfort and convenience. Truly a fantastic penthouse unit in an unsurpassable location that lets you skip the lengthy commute and spend your time on the river pathways, Riley Park or strolling through Kensington.**

Inclusions:
Property Listed By: **Murphy bed**
RE/MAX Realty Professionals

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





