



THE A-TEAM

RE/MAX FIRST

2134 KENSINGTON Road #304, Calgary T2N 3R7

MLS®#: A2168888 Area: West Hillhurst Listing Date: 09/27/24 List Price: \$364,900
Status: Active County: Calgary Change: -\$10k, 06-Dec Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1999

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Parkade, Underground

Finished Floor Area

Abv Sqft: 1,227
Low Sqft:
Ttl Sqft: 1,227

DOM

85
Layout
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: In Floor, Natural Gas
Sewer:
Ext Feat: None

Construction: Brick, Stucco, Wood Frame
Flooring: Laminate, Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Electric Stove, Refrigerator
Int Feat: No Animal Home, No Smoking Home
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 3pc Bathroom, Laundry, Kitchen, Living Room, Bedroom, and 4pc Ensuite bath.

Table with 3 columns: Room, Level, Dimensions. Rows include Office, Entrance, Pantry, Dining Room, Bedroom - Primary, and Balcony.

Legal/Tax/Financial

Condo Fee:
\$899

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9912186**

Remarks

Pub Rmks: **Prime Kensington location! Close to all amenities, walking distance to the river, 5 minutes to downtown, close to walking/ bike paths, schools, parks, all the trendy shops of 10 ave and Kensington rd and close to public transportation. Minutes to Memorial Drive and 16th Ave West and East. Easy access everywhere. This expansive 2-bedroom plus den unit is an absolute must to see in a highly sought-after building. Enjoy the open concept connecting the living, dining room and nook area. The large foyer offers a spacious storage room with in-suite laundry. 3-piece bath off the main entry. The bright living room features a cozy gas fireplace, built-in bookshelves, and patio access to a private outdoor space surrounded by lush greenery. The den/flex room is currently being used as storage but can easily be converted into a home office or bedroom. The large kitchen boasts ample white cabinetry, tons of counter space and white appliances. Dining room, living room area showcases built-in cabinets and hardwood floors. Two more generously-sized bedrooms include a master bedroom with a walk-through closet leading to a 4-piece ensuite. Both bedrooms have plenty of light and plenty of closet space. Additional perks include titled underground parking and extra storage. This unit is perfect for investors or homeowners alike - current tenants are willing to stay, or 90-day notice can be provided. Don't miss out on this exceptional opportunity!**

Inclusions: **N/A**
Property Listed By: **Diamond Realty & Associates LTD.**

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









