



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: **\$374,900**
 Status: **Active** County: **Calgary** Change: **None** 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

54
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

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`11" x 7`1"	Office	Main	10`0" x 8`1"
Laundry	Main	5`2" x 9`6"	Entrance	Main	4`0" x 6`6"
Kitchen	Main	9`6" x 11`1"	Pantry	Main	2`4" x 1`8"
Living Room	Main	13`8" x 26`1"	Dining Room	Main	10`1" x 10`10"
Bedroom	Main	9`8" x 13`10"	Bedroom - Primary	Main	9`9" x 16`3"
4pc Ensuite bath	Main	8`0" x 4`11"	Balcony	Main	11`3" x 11`2"

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 pc 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









