



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1321 KENSINGTON Close #314, Calgary T2N 3J6**

MLS®#: **A2175087**

Area: **Hillhurst**

Listing Date: **10/24/24**

List Price: **\$465,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2008**

Finished Floor Area  
Abv Sqft: **963**  
Low Sqft:  
Ttl Sqft: **963**

DOM

**58**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

**Heated Garage, Parkade, Secured, Titled, Underground**

Utilities and Features

Roof:  
Heating: **In Floor**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick, Stucco, Wood Frame**  
Flooring: **Carpet, Hardwood, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	9'3" x 3'4"
Living Room	Main	15'7" x 12'0"
Bedroom - Primary	Main	11'5" x 10'1"
4pc Ensuite bath	Main	8'6" x 8'2"
Walk-In Closet	Main	5'0" x 3'5"
Laundry	Main	4'5" x 5'8"

Room	Level	Dimensions
Kitchen	Main	15'4" x 11'6"
Dining Room	Main	12'0" x 6'9"
Walk-In Closet	Main	6'7" x 6'2"
Bedroom	Main	11'4" x 10'1"
4pc Bathroom	Main	8'6" x 4'11"

Legal/Tax/Financial

Condo Fee:  
**\$556**

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

Zoning:  
**DC**

Legal Desc: **0812755**

Remarks

Pub Rmks: **Urban living at its finest in the vibrant inner-city community of Kensington in Hillhurst! Located in the Heart of Kensington yet tucked away on a quiet street, facing out over a park, steps to the action of so many incredible restaurants, pubs, shops and more! 10 minute walk to downtown! This beautiful two bedroom, two full bath, third floor unit has almost 1000 square feet of living space with secure titled underground parking and separate storage space. The kitchen has an island that would seat three with granite counter tops and stainless steel appliances and is open to the living and dining area. Hardwood floors, 9 ft ceilings, and large windows that bring in lots of natural light. A good size patio off the dining area to sit and enjoy the view of the park. The primary bedroom boasts a walk in closet with lots of built-in shelving and its own ensuite with dual sinks and granite countertops and a large tiled shower. Great layout with the second bedroom located on the other side of the apartment giving privacy. Good size second bedroom that comes with a queen size murphy bed that has a desk conversion. It has a walk-in closet and is conveniently located directly across from the main bathroom. Foyer entry with large front closet and in-suite laundry with HE front load washer and dryer. Secure, heated large underground parking #38 that could easily fit a truck. The Providence is a beautiful brick building that is a well managed. Child friendly and pet friendly (allows one pet up to 20 lbs). It has a Fitness Centre and bike storage. Enjoy the vibrant energy and walkable lifestyle in Kensington. Enjoy the summer patios of the restaurants, farmers market at the community centre, Kensington Festivals. Just steps to all the amenities you need, grocery stores, pharmacy, clothing stores and more. Enjoy nature in its glory with the path system of the Bow River, Princess Island Park, the gardens of Riley Park with playgrounds, Wading pool splash park, Cricket & pickle ball courts, baseball diamonds. Bowview Outdoor Pool. Walk to all levels of schooling from Elementary to High School, and to SAIT. Walk to the LRT or walk directly in to work downtown. Simply an awesome property in an incredible location in Inner-City Calgary. View the 3D Tour(purple house symbol) and call your favorite realtor to view today!**

Inclusions: **Murphy Bed / Office Desk Combo in Second Bedroom, The Sound System below TV in Living Room - Both can be included if desired.**

Property Listed By: **Century 21 Bamber Realty LTD.**

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





















