

1321 KENSINGTON Close #305, Calgary T2N 3J6

01/15/25 MLS®#: A2187796 Area: Hillhurst Listing List Price: **\$489,900**

Status: **Pending** None Association: Fort McMurray County: Calgary Change:

Date:



General Information

Residential Prop Type: Sub Type: Calgary 2008

Lot Sz Ar:

City/Town: Year Built: Lot Information

Lot Shape:

Apartment

DOM

7 Layout

Beds: Baths:

2 (2) 2.0 (2 0) **Apartment**

1

Style:

Parking

Ttl Park:

Garage Sz:

Access: Lot Feat:

Park Feat: **Underground**

Utilities and Features

Roof:

In Floor, Natural Gas

Heating: Sewer:

Ext Feat: Balcony, BBQ gas line Construction:

Brick, Stone, Stucco, Wood Frame

Finished Floor Area

1,039

1.039

Abv Saft:

Low Sqft:

Ttl Sqft:

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings

Kitchen Island, No Animal Home, No Smoking Home

Int Feat: **Utilities:**

Room Information

Room Level Dimensions Room Level Dimensions 4pc Bathroom Main 30`7" x 15`10" 4pc Ensuite bath Main 25`8" x 25`8" **Balcony** Main 74`11" x 23`9" **Bedroom** Main 42`1" x 37`2" **Dining Room** Main 41`0" x 29`6" Fover Main 15`4" x 27`8" Kitchen Main 41`0" x 39`1" Laundry Main 13`1" x 24`10" **Living Room** Main 47`4" x 44`0" **Bedroom - Primary** 35`3" x 45`5" Main

Legal/Tax/Financial

Condo Fee:

\$598

Title: Fee Simple Fee Freq:

Monthly

Zoning:

DC

Legal Desc: **0812755**

Remarks

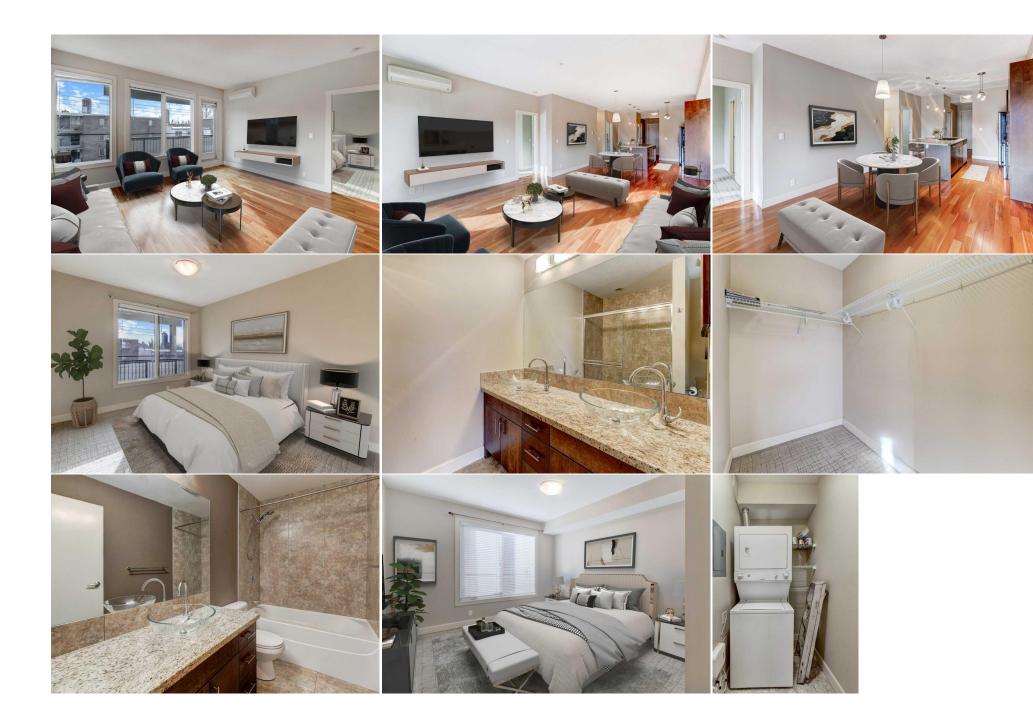
Pub Rmks:

Excellent 2 bedroom end unit in the heart of Kensington that is walking distance to downtown, the Bow River/pathways, and to the trendy Kensington district which has incredible restaurants, shops and pubs. This unit is in excellent condition!!! Walk in and you will see the bright open concept with beautiful hardwood floors, large kitchen with stainless steel appliances, granite counter tops throughout, and island. Off the kitchen is a large dining area, living room with large south facing windows pouring in the natural sunlight with views of the beautiful Calgary downtown skyline along with a comfortable and generous sized south facing deck with gas line for the bbq. This unit has a large master bedroom along with spacious walk-in closet and gorgeous ensuite with his/her sinks. There is a second 4 piece bath, and second bedroom. This until has a good sized storage room with in-suite laundry. It comes with heated underground parking with 1 titled stall, assigned storage locker, and the building comes equipped with a resident workout gym. A great unit, in a great building all in a prime location of the desirable community of Kensignton. Call today to view. **Please note some images have been virturally staged**

Inclusions: Gas BBQ
Property Listed By: CIR Realty

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

















305-1321 Kensington Close NW, Calgary, AB





