



THE A-TEAM

RE/MAX FIRST

1321 KENSINGTON Close #305, Calgary T2N 3J6

MLS@#: A2187796 Area: Hillhurst Listing: 01/15/25 List Price: \$489,900
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: 1,039
Low Sqft:
Ttl Sqft: 1,039

Underground
Utilities and Features

DOM: 7
Layout:
Beds: 2 (2)
Baths: 2.0 (2 0)
Style: Apartment
Parking:
Ttl Park: 1
Garage Sz:

Roof:
Heating: In Floor,Natural Gas
Sewer:
Ext Feat: Balcony,BBQ gas line

Construction: Brick,Stone,Stucco,Wood Frame
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
Int Feat: Kitchen Island,No Animal Home,No Smoking Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 4pc Bathroom, Balcony, Dining Room, Kitchen, Living Room, 4pc Ensuite bath, Bedroom, Foyer, Laundry, and Bedroom - Primary.

Legal/Tax/Financial

Condo Fee: \$598 Title: Fee Simple Zoning: DC
Fee Freq: Monthly

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 unit 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 Kensington. Call today to view. **Please note some images have been virtually 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







