



THE
A-TEAM

**RE/MAX
FIRST**

2134 KENSINGTON Road #210, Calgary T2N 3R7

MLS® #: **A2189648**

Area: **West Hillhurst**

Listing Date: **01/22/25**

List Price: **\$388,000**

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:

Finished Floor Area

Abv Sqft: **1,051**
Low Sqft:
Ttl Sqft: **1,051**

DOM

11
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Titled,Underground

Utilities and Features

Roof:
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	11`0" x 5`3"	Laundry	Main	9`11" x 4`2"
3pc Bathroom	Main	7`0" x 7`11"	Bedroom	Main	8`4" x 12`6"
Kitchen	Main	10`7" x 13`3"	Dining Room	Main	12`3" x 11`8"
Balcony	Main	8`0" x 4`6"	Living Room	Main	14`8" x 14`6"
Bedroom - Primary	Main	16`7" x 10`11"	Walk-In Closet	Main	5`6" x 7`11"
4pc Ensuite bath	Main	4`11" x 7`11"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$783

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 9912186

Remarks

Pub Rmks: **Excellent Amazing location, Walk to anything you need. Shops, Schools, Restaurants, Public transit, River, and Walking paths. Situated in the heart of Kensington in desirable West Hillhurst. This immaculate Well-kept beautiful apartment features two Bed Rooms, two Full Bath, was designed to impress, offers the perfect blend of comfort and convenience. Highlights include Corner End unit with great view, In floor heating, 9' ceilings, in unit large laundry room with extra storage. Situated on the quiet side of the building, this corner unit boasts stunning views of the treed yard and greenspace from both the condo and the private balcony. The open-concept floor plan is filled with natural light, thanks to large windows throughout. The spacious kitchen is equipped with lots of cabinets and countertop space, perfect for cooking and entertaining. The master suite features a walk-through closet and 4 pc en-suite bathroom. The second bedroom is generously sized, with a second 3 pc full bath with shower. Titled underground parking stall and storage locker. Enjoy the convenience of the resident's car wash bay as you leave the building. Easy access to downtown, SAIT, and UofC, making this an ideal location. A Perfect place for families, professionals seeking a prime location in one of Calgary's most vibrant neighborhoods. Open Houses: from 2:00 pm to 4:00 pm on Saturday and Sunday, January 25th and 26th, 2025.**

Inclusions: N/A
Property Listed By: Homecare Realty Ltd.

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













