



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1714 KENSINGTON Road #2, Calgary T2N 3R3**

MLS®#: **A2190426**

Area: **Hillhurst**

Listing Date: **01/31/25**

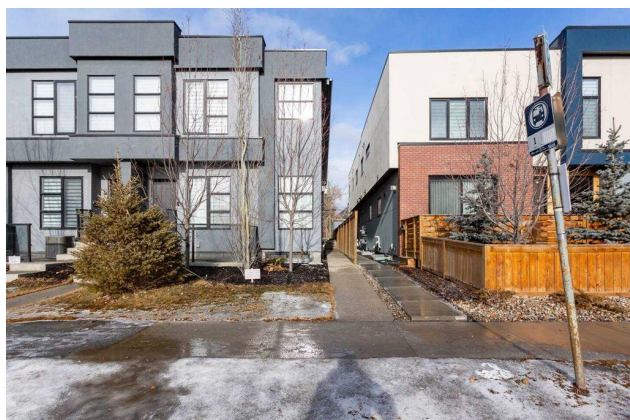
List Price: **\$685,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2017**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat: **Back Lane, Landscaped**  
Park Feat: **Single Garage Detached**

Finished Floor Area

Abv Sqft: **1,521**  
Low Sqft:  
Ttl Sqft: **1,521**

DOM

**1**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Concrete, Stucco, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat:  
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions
Living Room	Main	15`5" x 14`3"
Laundry	Upper	7`5" x 5`4"
Bedroom - Primary	Upper	13`7" x 12`8"
Game Room	Basement	9`10" x 9`9"
Kitchen	Main	8`9" x 16`5"
5pc Ensuite bath	Upper	0`0" x 0`0"
Family Room	Basement	12`8" x 13`3"

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	10`4" x 11`8"
4pc Bathroom	Basement	0`0" x 0`0"
Dining Room	Main	11`1" x 8`0"
4pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Basement	9`2" x 10`9"

Condo Fee:  
**\$326**

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

Zoning:  
**M-CG**

Legal Desc: **1810474**

Remarks

Pub Rmks: **Step into unparalleled elegance with this luxurious home nestled in the highly sought-after inner city community of Hillhurst. Spanning over 2,000 square feet of meticulously designed living space, this residence is an entertainer's dream, seamlessly blending comfort and sophistication. As you enter, you are greeted by a chef's kitchen that will inspire culinary creativity. Adorned with upgraded full-height cabinetry, sleek quartz countertops, and an expansive island, this space is complemented by top-of-the-line stainless steel appliances, ensuring both functionality and style for every gathering. The spacious living room, featuring beautiful LVP flooring and large windows, invites an abundance of natural light, while a stunningly tiled fireplace adds a cozy touch, perfect for intimate evenings or lively family gatherings. The adjacent dining area is designed for memorable meals and celebrations with loved ones. Ascend to the upper level, where convenience meets luxury. This floor boasts essential amenities, including a dedicated laundry space and two generously sized bedrooms. The primary suite is a true retreat, complete with a vast walk-in closet and a breathtaking 5-piece ensuite. Indulge in the opulence of double sinks, quartz counters, and a glass shower that transforms daily routines into lavish experiences. The lower level is a haven for entertainment, featuring a spacious family room ideal for movie nights or social gatherings. Here, guests will find a third bedroom and a full bathroom, making it an excellent space for larger families or visitors seeking their own private retreat. Noteworthy features of this exceptional home include AIRBNB FRIENDLY status, making it a lucrative investment opportunity with impressive rental income potential. For added convenience, the home can be purchased fully furnished and comes equipped with an enclosed garage, air conditioning, and beautifully landscaped outdoor spaces. Situated just a short walk from an array of amenities, schools, parks, and the picturesque Bow River pathways, this residence offers the perfect blend of luxury and convenience. Discover the lifestyle you've always dreamed of in Hillhurst—where elegance meets urban living!**

Inclusions:  
Property Listed By: **N/A**  
**LPT Realty ULC**

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



