

1321 KENSINGTON Close #213, Calgary T2N 3J6

MLS®#: **A2196794** Area: **Hillhurst** Listing Date: **02/24/25** List Price: **\$499,900**
 Status: **Active** 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:

Finished Floor Area
 Abv Sqft: **968**
 Low Sqft:
 Ttl Sqft: **968**

DOM
0
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: **Parkade,Underground**

Utilities and Features

Roof: **Membrane**
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Playground**

Construction: **Brick,Wood Frame**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`6"	4pc Ensuite bath	Main	8`5" x 8`1"
Bedroom	Main	11`4" x 10`0"	Dining Room	Main	6`10" x 15`6"
Kitchen	Main	11`7" x 15`6"	Living Room	Main	15`5" x 12`0"
Bedroom - Primary	Main	11`9" x 10`1"			

Legal/Tax/Financial

Condo Fee: **\$556** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: **0812755**

Remarks

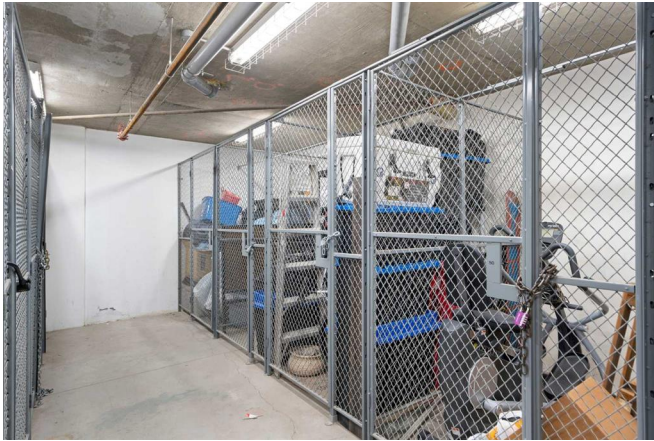
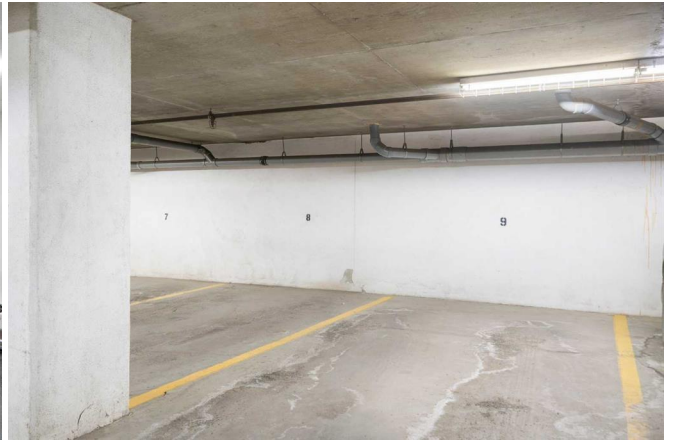
Pub Rmks: **Excellent 2 bedroom end unit in the heart of Kensington that is walking distance to downtown, the Bow River/pathways, and to the trendy Kensington district which has incredible restaurants, shops and pubs. This unit is in excellent condition!!! Walk in and you will see the bright open concept with beautiful hardwood floors, large kitchen with stainless steel appliances, granite counter tops throughout, and kitchen island with double sink. Off the kitchen is a large dining area, living room with large windows pouring in the natural sunlight along with a comfortable and generous sized 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 Kensington. Call today to view. **Please note some images have been virturally staged****

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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









213-1321 Kensington Close NW, Calgary, AB

Main Floor Interior Area 995.47 sq ft



PREPARED: 2020-02-13

Walls, openings are excluded from total floor area in GML/EC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

