



**GRASSROOTS**  
REALTY GROUP

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401, 4 14 Street NW  
Calgary, Alberta

MLS # A2215625



**\$550,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Hillhurst                          |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,231 sq.ft.                       | Age:   | 1999 (26 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Titled, Underground                |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Boiler, In Floor, Natural Gas   | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Hardwood  | Sewer:     | -      |
| Roof:       | Metal   | Condo Fee: | \$ 640 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Concrete, Stucco  | Zoning:    | C-COR2 |
| Foundation: | -   | Utilities: | -      |
| Features:   | Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Track Lighting, Vinyl Windows |            |        |

**Inclusions:** TV with Wall Mount in the Living Room

Experience refined urban living in this expansive 1,230 sq.ft. south-facing residence, offering an exceptional blend of comfort, luxury, and convenience. This beautifully appointed condominium features two spacious bedrooms, two full bathrooms, a dedicated storage unit, and secure underground parking. Enjoy panoramic downtown and southwest views from your private balcony, perfect for soaking in the city's energy and natural light. The interior showcases rich hardwood flooring throughout, sophisticated crown moulding, and soaring 9-foot ceilings, creating a bright and open atmosphere. The gourmet kitchen boasts abundant cabinetry and counter space, seamlessly integrating with the dining area, and anchored by a large island that opens to the west-facing terrace, ideal for entertaining. Adjacent, the spacious dining area offers ample room for hosting gatherings, while the cozy living room, complete with a gas fireplace, provides the perfect ambiance for relaxing evenings. The generously sized primary bedroom features large windows, a walk-in closet, and premium Hunter Douglas window coverings. It is complemented by a four-piece ensuite, which includes a soaker tub, a separate glass-enclosed shower, and a vanity with a dedicated makeup station. A versatile second bedroom is perfect for guests or a home office, offering views of vibrant Kensington. This room is conveniently located next to the well-appointed three-piece guest bathroom and is within steps to the in-suite laundry area. Residents of Kensington Mews Phase II enjoy the benefits of low condo fees, which include access to amenities such as a fitness center, bicycle storage, and heated underground parking. Fees also cover water, landscaping, snow removal, waste disposal, building insurance, professional property management, routine maintenance, and reserve fund.

contributions. Situated in the heart of the desirable Kensington community, this residence offers unmatched walkability to renowned restaurants, boutique shopping, the Bow River Pathway, major transit routes, and downtown Calgary. \*\*Some of the photos have been virtually staged\*\*