



GRASSROOTS
REALTY GROUP

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204, 1407 Kensington Close NW
Calgary, Alberta

MLS # A2248042



\$750,000

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,389 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 779
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-C1 d125
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage		
Inclusions:	n/a		

Welcome to this beautifully appointed luxury condo in the SAM award-winning "Villagio Kensington", a boutique 12-unit concrete building in the heart of the vibrant Kensington district. Steps from the Bow River pathways, Riley Park, Hillhurst/Sunnyside Park, boutique shopping, restaurants, and minutes to downtown, this residence offers the perfect mix of upscale comfort and urban convenience. With approx. 1,389 sq.ft. of light-filled space, this corner unit boasts sleek flat 9ft ceilings, updated engineered hardwood floors and an inviting open plan. The spacious living room with A/C, is anchored by a gas fireplace with custom built-ins, while the dining area opens through French doors to a south-facing balcony where you can relax and enjoy your morning coffee or year-round BBQs. The 2nd bedroom is perfect as a guest space, reading nook or in-home office area. The gourmet kitchen features full-height cabinetry, granite counters, an oversized island, and upgraded stainless steel appliances. The primary suite offers built-in wardrobe storage and a stunning renovated ensuite, complete with heated floors, double vanity and a walk-in shower with rainfall head. The second bathroom features a tiled tub/shower combo and a large storage area. For added convenience, there is in-suite laundry with a newer stacked washer and dryer. Throughout the home there is an abundance of custom built-ins, storage and high-end finishing. The electric Hunter Douglas blinds (manual in the den) add style and functionality. Updates include: updated engineered flooring, renovated bathrooms, fresh paint on windows, door frames, and bathroom doors (2025) & SEBO Vacuflo. This energy-efficient building is located on a cul-de-sac and is notable for being the first condo building in Alberta constructed with concrete floors, exterior walls, and demising walls poured within

insulated concrete forms (ICF), offering exceptional sound reduction, quiet floors, superior insulation, and enhanced energy efficiency. Exterior finishes include Old Chicago brick and acrylic stucco, with metal-clad windows, solid-core doors, underground sprinklers, and a heated driveway with snow sensor. Two assigned underground parking stalls with storage in front, in the heated underground parkade are included. Located on a quiet no-thru street just steps from a playground and all the amenities Kensington has to offer, this home gives you the best of both tranquility and convenience. Don't miss the chance to live in one of Calgary's most desirable neighbourhoods. Book your private showing today!