



GRASSROOTS
REALTY GROUP

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102, 1407 Kensington Close NW
Calgary, Alberta

MLS # A2263780



\$499,900

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	939 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: -

Basement: -

Exterior: Brick, Concrete, Stucco

Foundation: Poured Concrete

Features: Bookcases, Built-in Features, Kitchen Island, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: \$ 525

LLD: -

Zoning: M-C1 d125

Utilities: -

Inclusions: n/a

Welcome to this spacious and beautifully appointed 2 bedroom luxury condo in the SAM award-winning "Villagio Kensington," a boutique 12-unit concrete building perfectly situated in the heart of the vibrant Kensington district. Just steps from the Bow River pathways, Riley Park, Hillhurst/Sunnyside Park, boutique shopping, restaurants, and minutes to downtown, this residence offers the ideal balance of upscale comfort and urban convenience. With 939 sq.ft. of well designed and efficient space, this open-concept end unit showcases stunning contemporary finishes, including engineered hardwood floors, flat-painted 9 ft ceilings, and built-ins galore. The entertainer's kitchen features custom maple cabinetry, a great sized eating bar, a gas stove and stainless steel appliances, perfect for hosting or everyday living. The spacious living area is centered around a built-in wall unit with gas fireplace creating a warm and inviting atmosphere. The primary bedroom includes a full-wall built-in armoire and a 4 piece ensuite with a soaker tub. The second bedroom provides flexible space for guests, a reading nook, or a home office. A second full bathroom with tiled shower and in-suite laundry adds convenience. Throughout the home, upscale finishes such as solid-core doors, custom built-ins, and flat ceilings highlight the quality craftsmanship that defines Villagio Kensington. This energy-efficient concrete building was the first condo in Alberta constructed using insulated concrete forms (ICF) for the floors, exterior walls, and demising walls, providing exceptional soundproofing, superior insulation, and enhanced energy efficiency. Exterior details include Old Chicago brick and acrylic stucco, metal-clad windows, and a heated driveway with snow sensor. The home includes one secure underground parking stall, located in the heated parkade.

Nestled on a quiet cul-de-sac just steps from a playground and all of Kensington’s amenities, this residence offers the perfect blend of tranquility and convenience. Experience the best of urban living in one of Calgary’s most desirable neighbourhoods. Book your private showing today.