



**GRASSROOTS**  
REALTY GROUP

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203, 2134 Kensington Road NW  
Calgary, Alberta

MLS # A2268183



**\$350,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | West Hillhurst                     |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 870 sq.ft.                         | Age:   | 1999 (26 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade, Stall, Underground        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                           |
|-------------|-----------------------------------------------------------|
| Heating:    | In Floor                                                  |
| Floors:     | Ceramic Tile, Vinyl Plank                                 |
| Roof:       | -                                                         |
| Basement:   | -                                                         |
| Exterior:   | See Remarks                                               |
| Foundation: | -                                                         |
| Features:   | Breakfast Bar, Open Floorplan, Storage, Walk-In Closet(s) |

|            |           |
|------------|-----------|
| Water:     | -         |
| Sewer:     | -         |
| Condo Fee: | \$ 718    |
| LLD:       | -         |
| Zoning:    | M-C1 d143 |
| Utilities: | -         |

**Inclusions:** all window coverings

This sunny, bright 2nd floor, fully air conditioned 2 bedroom, 2 bath condo has been updated throughout! The white kitchen has plenty of cabinets, stainless steel appliances and an peninsula island with raised breakfast bar and overlooks the dining area and living room which has patio doors leading to your covered south facing balcony. The primary bedroom has a walk thru closet and 4 piece ensuite. The 2nd bedroom/den would be perfect for a home office or over night guests with the 3 piece bath close by. The ensuite laundry room can accommodate full sized washer and dryer and provides ensuite storage. You have a storage locker and a titled parking stall in the heated underground parkade which also has a car wash bay for the residents use. With such a great location close to the many amenities of Kensington, schools, transit, and an easy commute to downtown, SAIT, the U of C and the Foothills and the Children's hospitals, this home is not to be missed!