



GRASSROOTS
REALTY GROUP

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**402, 1321 Kensington Close NW
Calgary, Alberta**

MLS # A2276108



\$499,900

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	968 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Radiant	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 617
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this top floor condo in Providence Kensington, ideally located in the heart of Hillhurst, one of Calgary's most desirable inner city communities. This beautifully maintained 2 bedroom, 2 bathroom condominium offers executive finishes, a functional open-concept layout, and an unbeatable walkable lifestyle, just steps from Kensington shops and restaurants, the Bow River pathway system, public transit, and downtown Calgary. The interior features 9 foot ceilings, Brazilian Tigerwood hardwood flooring, air conditioning, and a warm, modern neutral colour palette. The chef-inspired kitchen is both stylish and practical with walnut cabinetry, granite countertops, stainless steel appliances, a natural gas stove, corner pantry, and an island with breakfast bar, perfect for entertaining. The refrigerator, washer, dryer, and kitchen faucet are all under one year old, offering added value and peace of mind for the next owner. The bright living room opens to a spacious north facing balcony with tranquil views overlooking the St. John Centre and surrounding green space. The thoughtfully designed floor plan places the bedrooms on opposite sides of the unit, ideal for privacy, guests, or a work-from-home setup. The primary bedroom retreat includes a walk-through closet and a generous 5-piece ensuite with dual sinks and an oversized walk-in shower. The second bedroom features a walk-in closet and is conveniently located next to the 4 piece bathroom and ensuite laundry. Additional features include one titled underground parking stall, a dedicated storage locker, access to a fitness centre, and a secure bicycle storage room. North facing, top floor condos in Providence Kensington rarely come to market, making this a fantastic opportunity for professionals, downsizers, or investors seeking a premium inner-city Calgary condo. Don't miss your

chance to own in one of Calgary’s most vibrant communities!