



2, 1712 Kensington Road NW  
Calgary, Alberta

MLS # A2290143



**\$699,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,351 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 273
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, High Ceilings, No Smoking Home		

**Inclusions:** N/A

**DESIGNER LUXURY IN HILLHURST | PRIVATE REAR RESIDENCE | EXTENSIVE UPGRADES | EXCLUSIVE STORAGE** Discover an exceptional opportunity to own a beautifully upgraded luxury residence in the heart of Hillhurst, where sophisticated design, premium craftsmanship, and an extensive list of designer upgrades and custom finishes set this home apart. Thoughtfully positioned at the rear of the building, this residence offers a level of privacy and tranquility rarely found in inner-city living while still being moments from the energy and amenities of Kensington. Selected as the premium unit during construction, the rear location was originally priced higher than the front residence for its enhanced privacy, sound separation from Kensington Road, and peaceful outdoor setting. The home also enjoys convenient access to the detached parking area, making daily living both comfortable and practical. Inside, the quality of craftsmanship and design is immediately evident. The main living area is anchored by a stunning chef-inspired kitchen, beautifully appointed with quartz countertops, high-end appliances, and sleek cabinetry. Custom millwork touches, elevated fixtures, and carefully curated materials reflect the tens of thousands of dollars in upgrades invested creating a space that feels both refined and highly functional. A striking architectural skylight above the stairwell fills the home with natural light while adding an elegant design element that enhances the open feel of the interior. The living area seamlessly connects to a private outdoor patio, creating a quiet and inviting space for morning coffee, evening wine, or effortless entertaining. The upper level offers a serene primary retreat designed for comfort and luxury. The spa-inspired ensuite features marble flooring with in-floor heating and an impressive marble walk-in shower, delivering a

boutique hotel experience within your own home. The level is further enhanced by custom closet built-ins and convenient second-floor laundry, thoughtfully designed to complement modern living. The fully developed lower level continues the home's elevated finish quality, offering versatile space ideal for a media/Rec room, fitness area, or guest accommodations. Technology and comfort upgrades throughout the home further elevate the experience, including a Sonos sound system, Life Breath fresh air system, motion-sensing lighting in select areas, and a gas BBQ connection on the private patio. Adding to the home's exceptional functionality is the detached assigned parking space, which includes a rare additional storage area not available to other units in the complex—providing valuable extra room for seasonal gear, or outdoor equipment. Located in one of Calgary's most vibrant and desirable communities, this home boasts an impressive Walk Score of 86 and a perfect Bike Score of 100. A Kensington lifestyle dream! Book your showing today!