



**303, 1407 Kensington Close NW  
Calgary, Alberta**

**MLS # A2291747**

**\$1,149,500**



<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	2,151 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 966
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Luxury and sophistication converge in this meticulously renovated penthouse in the heart of Hillhurst. Just steps from Kensington’s vibrant shops and restaurants, the Bow River pathways, and the downtown core, this exceptional residence offers an elevated urban lifestyle. Situated in the boutique 12-unit Villagio building, constructed with superior ICF for outstanding soundproofing and energy efficiency, the home features a semi-private elevator that opens directly to the unit’s entrance. A grand foyer with soaring ceilings and an overhead skylight sets the tone as you enter this impressive two-level residence. The open-concept design is highlighted by dramatic 18-foot ceilings and a stunning south-facing wall of windows that fills the space with natural light. The central living room showcases a custom stone gas fireplace and a striking imported 120-piece hand-blown glass chandelier. Patio doors lead to one of two south-facing outdoor spaces, ideal for relaxing or entertaining. The chef’s kitchen is a true showpiece, featuring premium appliances including a Thermador dual-fuel gas range, Sapphire dishwasher, Viking refrigerator, and built-in microwave. Hand-selected quartzite countertops complement the space, while imported custom light fixtures add refined character. Adjacent to the kitchen, the dining area features a custom wine display with oak racking and a built-in buffet complete with a wine fridge and quartzite counters. A distinctive custom light fixture adds warmth and elegance to the space. The main-level primary retreat offers built-in cabinetry and a luxurious spa-inspired ensuite with dual sinks, Hansgrohe fixtures, quartzite countertops, a steam shower, and a custom cast-iron slipper tub. The suite is completed by a spacious walk-in closet. A powder room and convenient laundry area complete the main floor. The upper

level features a second bedroom with access to a large in-suite storage room, a three-piece bathroom, and a versatile flex space ideal for a home office. A catwalk overlooking the living area below leads to patio doors that open onto the second south-facing patio, creating another private outdoor retreat. Extensive renovations throughout the home include new quarter-sawn engineered oak flooring on the main level, newer carpeting upstairs, modern railings overlooking the living room, fresh paint, and new remote-controlled window coverings. Comfort is enhanced by a newly installed Fujitsu mini-split four-zone inverter system, providing flexible climate control with independent heating, cooling, or fan settings for individual areas. The unit also includes two titled parking stalls, both generously sized to accommodate a full-size truck. This remarkable penthouse must be experienced in person to be fully appreciated.