



**214, 1321 Kensington Close NW  
Calgary, Alberta**

**MLS # A2293693**



**\$514,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	965 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Heated Garage, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 617
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

**Inclusions:** All furnishings, decor, TVs

Welcome to refined inner-city living in the coveted Providence building in the heart of Kensington. This fully renovated 2-bedroom, 2-bathroom residence offers 965 sq ft of elevated living, where thoughtful upgrades and curated finishes create a truly turnkey experience. Extensively transformed with over \$71,000 in renovations, the home features German engineered oak hardwood flooring, carpet and tile throughout, along with a beautifully reimagined kitchen complete with quartz countertops, refinished cabinetry, new hardware throughout, and premium plumbing fixtures. A cohesive, modern aesthetic flows seamlessly throughout, enhanced by designer lighting, custom built in California Closets, new blinds, and elevated interior detailing that blends function with sophistication. The open-concept layout is both inviting and refined, offering effortless flow between the kitchen, dining, and living spaces &mdash; perfect for entertaining or unwinding in style. The primary suite is a private retreat, complete with its own ensuite, while the second bedroom offers flexibility for guests, a home office, or both. This exceptional offering is complete with titled underground parking and a dedicated storage unit. The well-managed building is pet-friendly, and condo fees include all utilities except electricity &mdash; offering ease, comfort, and peace of mind. Set within one of Calgary's most desirable inner-city communities, this location delivers a lifestyle defined by vibrant streets, acclaimed dining, boutique shopping, river pathways, and quick access to the downtown core. A rare opportunity to own a fully renovated luxury residence in a premier building and location.