



**GRASSROOTS**  
REALTY GROUP

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105, 2134 Kensington Road NW  
Calgary, Alberta

MLS # A2295712



**\$365,000**

|           |                                                    |        |                   |
|-----------|----------------------------------------------------|--------|-------------------|
| Division: | West Hillhurst                                     |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)                 |        |                   |
| Style:    | Apartment-Single Level Unit                        |        |                   |
| Size:     | 910 sq.ft.                                         | Age:   | 1999 (27 yrs old) |
| Beds:     | 2                                                  | Baths: | 2                 |
| Garage:   | Heated Garage, Parkade, Stall, Titled, Underground |        |                   |
| Lot Size: | -                                                  |        |                   |
| Lot Feat: | -                                                  |        |                   |

|             |                                                                             |            |           |
|-------------|-----------------------------------------------------------------------------|------------|-----------|
| Heating:    | In Floor                                                                    | Water:     | -         |
| Floors:     | Hardwood, Tile                                                              | Sewer:     | -         |
| Roof:       | -                                                                           | Condo Fee: | \$ 718    |
| Basement:   | -                                                                           | LLD:       | -         |
| Exterior:   | See Remarks                                                                 | Zoning:    | M-C1 d143 |
| Foundation: | -                                                                           | Utilities: | -         |
| Features:   | Breakfast Bar, Granite Counters, Open Floorplan, Storage, Walk-In Closet(s) |            |           |
| Inclusions: | none                                                                        |            |           |

Renovated main floor condo has plenty of natural light and is move in ready! The well appointed kitchen has plenty of cabinets, granite counters with raised breakfast bar and overlooks your large living and dining rooms, perfect for entertaining. Patio doors off the living room lead to your private south facing patio. The primary bedroom has a walk through closet and 4 piece ensuite. The 2nd bedroom/den is adjacent to the 3 piece bath, great for roommates or guests. The ensuite laundry room can accommodate a washer and dryer and still have storage space. You also have an assigned storage and a titled parking stall in the heated underground parkade which also has a car wash bay for the residents to use. This well maintained complex has a great location close to many great amenities of Kensington, schools, transit and an easy commute to downtown, SAIT, U of C, and the Foothills and Children's Hospitals. Don't miss out!