



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

413, 1321 Kensington Close NW
Calgary, Alberta

MLS # A2296541



\$490,000

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	967 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 617
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to Kensington living at its finest in The Providence Condo. This beautifully maintained building offers secure underground titled parking, storage, and a fully equipped fitness facility, all in one of Calgary's most walkable and vibrant inner-city communities. Perched on the top floor, this fully renovated 2-bedroom, 2-bathroom residence showcases a bright contemporary design with refined industrial character. Thoughtfully curated finishes include Edison-style pendant lighting, a striking Chicago brick feature wall, wide plank luxury vinyl flooring, and a custom built coffee bar, that adds both style and function. The open-concept kitchen makes a bold statement with rich navy cabinetry, stainless steel appliances, quartz countertops, and classic subway tile backsplash—perfectly designed for everyday living and entertaining alike. Both bedrooms and the private balcony capture impressive views toward Kensington and Southern Alberta Institute of Technology, while the spacious primary retreat features a walk-through closet with storage space designed and installed by California Closets, leading to a beautifully updated ensuite complete with vessel sinks and elevated finishes. The 2nd bedroom has also had the California Closet treatment, because we know how important storage spaces are! Just steps from trendy restaurants, cafés, groceries, transit, and the pathways along the Bow River, this home delivers the ultimate urban lifestyle in one of Calgary's most sought-after neighbourhoods