



208, 2134 Kensington Road NW  
Calgary, Alberta

MLS # A2303461



**\$438,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,287 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,015
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C1 d143
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home		

**Inclusions:** N/A

A thoughtfully curated interior that feels both elevated and inviting in West Hillhurst. Welcome to your new home at The Manors, where timeless design meets modern comfort. This beautifully updated 1,287 sq ft condo offers 2 bedrooms, 2 full bathrooms plus a den, and titled underground parking. The open concept layout seamlessly connects the kitchen, dining, and living spaces, creating the perfect setting for everyday living and effortless entertaining. The living room is anchored by a cozy two sided gas fireplace, while a stunning custom feature wall with integrated built in shelving adds architectural interest and a calm, refined ambiance to the space. The kitchen has been tastefully refreshed with a new fridge and dishwasher, complementing the existing granite countertops. Fresh paint, along with updated hardware and lighting throughout, offers a clean and modern aesthetic. The adjacent dining area flows beautifully for hosting or quiet evenings at home, complete with a striking new light fixture. Retreat to the spacious primary bedroom, featuring a walk in closet and private ensuite. A generous second bedroom and versatile den provide flexible space for a home office, guests, or creative pursuits. Additional upgrades include built in closet systems and a stylishly refreshed laundry room with striking black and white vintage inspired tile flooring. Step outside to your private balcony, perfect for morning coffee, evening wine, or summer barbecues. This unit also includes in suite laundry, a titled underground heated parking stall, a dedicated storage space, and access to building amenities including a car wash bay. Ideally located close to shopping, restaurants, parks, and everyday conveniences, The Manors offers a balanced lifestyle of comfort, style, and accessibility. A move in ready opportunity with meaningful upgrades throughout, this is one you won't want to miss.

Love what you see? This unit can be sold partially furnished.