



GRASSROOTS
REALTY GROUP

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

MLS # A2131939



\$1,495,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Penthouse		
Size:	2,151 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 966
Basement:	-	LLD:	-
Exterior:	Brick, ICFs (Insulated Concrete Forms)	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: Chandelier winch

Luxury intertwines with sophistication in this meticulously renovated, spacious penthouse in Hillhurst. Just steps from Kensington's shops, the Bow River, and the downtown core, this condo offers a premier living experience. Located in the boutique 12-unit "Villaggio" building with superior ICF construction for soundproofing and energy efficiency, the unit features a semi-private elevator opening directly to the main door. A majestic foyer welcomes you with soaring ceilings, illuminated by a skylight overhead, setting the stage for the open-concept design of this two-level condo, boasting 18-foot ceilings and a south-facing wall of windows that flood the space with natural light. The central living area includes a custom stone gas fireplace and an imported handblown 120-piece glass chandelier. One of two south-facing patios is accessible through the living area, perfect for relaxation or entertaining. The culinary masterpiece kitchen features top-of-the-line appliances, including a Thermador Dual Fuel Gas stove and Sapphire dishwasher, a Viking fridge and built-in microwave. Hand-selected quartzite countertops elevate the space, complemented by imported hand-blown and cut custom light fixtures that add a touch of sophistication. The adjacent dining area includes a custom wine area with oak racking, a built-in buffet, which has a wine fridge and is trimmed in exquisite quartzite countertops. Adding to the ambiance is a unique custom light fixture that harmonizes with the kitchen design. The primary retreat on the main level offers a built-in chest of drawers and a spa-like ensuite, boasting dual sinks with Hansgrohe bathroom fixtures, a luxurious quartzite countertop, a rejuvenating steam shower, and a custom-ordered cast iron slipper tub, all leading to the generously-sized walk-in closet. A powder bathroom and laundry facilities complete the main floor. Ascending to the upper level,

you'll discover a second bedroom that leads to a spacious in-unit storage room, providing ample space for belongings. A catwalk hallway overlooking the living room below guides you to a three-piece washroom and a flexible area perfect for a home office. This versatile space is enhanced by patio doors that lead out to a second south-facing patio, offering a serene outdoor retreat. This exquisite residence has undergone extensive renovations, including new quarter-sawn engineered oak floors on the main level and newer carpet on the upper level. A modern railing overlooking the living room adds to the contemporary aesthetic, complemented by fresh paint throughout and new remote-controlled window coverings. For optimal comfort, a newly installed Fujitsu Mini-split 4 Zone Inverter provides flexible climate control options, offering AC, heat, or fan settings with individual area/room control. The unit includes two titled parking stalls, generously sized to accommodate a full-sized truck. This unit truly deserves to be seen to be fully appreciated, an opportunity not to be missed.