



**304, 2134 Kensington Road NW
Calgary, Alberta**

MLS # A2133967



\$374,900

Division:	West Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,227 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 899
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d143
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Unbelievable location in the Kensington area!! An incredibly large unit in a very desirable building. This 2 bedroom plus den unit is a must to see. Open concept from the living room to the dining room area. Large foyer with a spacious storage room on the right that houses the washer and dryer. Three piece bath off the foyer. Huge living room with a gas fireplace. Den off the living room with double doors. It is being used as a storage room right now but would make a great office. Dining room opens from the living room with built-in cabinets. Living room also has built-in bookshelves and a patio door to a large patio that faces trees and greenery. Kitchen is open to the dining room with tons of white cabinets, white appliances (Microwave is the tenants). Two great sized bedrooms including a master bedroom with walk through closet to a 4 piece ensuite. The other bedrooms are very spacious as well with plenty of closet space. Downstairs features a titled parking spot as well as more assigned storage. Close to downtown, memorial drive and mins to the west outskirts of the city. Close to all amenities, parks, walking distance to the river. Don't miss this amazing opportunity. Great size, great location. Shows very well. Tenants are willing to stay if the buyer wants them to otherwise 90 days notice.