



**305, 1321 Kensington Close NW  
Calgary, Alberta**

**MLS # A2187796**



**\$489,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,039 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 598
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Gas BBQ

Excellent 2 bedroom end unit in the heart of Kensington that is walking distance to downtown, the Bow River/pathways, and to the trendy Kensington district which has incredible restaurants, shops and pubs. This unit is in excellent condition!!! Walk in and you will see the bright open concept with beautiful hardwood floors, large kitchen with stainless steel appliances, granite counter tops throughout, and island. Off the kitchen is a large dining area, living room with large south facing windows pouring in the natural sunlight with views of the beautiful Calgary downtown skyline along with a comfortable and generous sized south facing deck with gas line for the bbq. This unit has a large master bedroom along with spacious walk-in closet and gorgeous ensuite with his/her sinks. There is a second 4 piece bath, and second bedroom. This until has a good sized storage room with in-suite laundry. It comes with heated underground parking with 1 titled stall, assigned storage locker, and the building comes equipped with a resident workout gym. A great unit, in a great building all in a prime location of the desirable community of Kensington. Call today to view. **\*\*Please note some images have been virtually staged\*\***