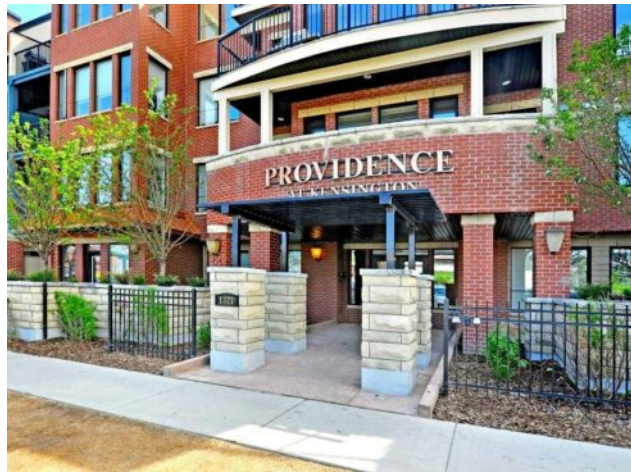




**213, 1321 Kensington Close NW
Calgary, Alberta**

MLS # A2196794



\$499,900

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	968 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 556
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

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 kitchen island with double sink. Off the kitchen is a large dining area, living room with large windows pouring in the natural sunlight along with a comfortable and generous sized 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**