

**210, 2134 Kensington Road NW**  
**Calgary, Alberta**

**MLS # A2189648**



**\$388,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,051 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 783
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

<b>Inclusions:</b>	N/A
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Excellent Amazing location, Walk to anything you need. Shops, Schools, Restaurants, Public transit, River, and Walking paths. Situated in the heart of Kensington in desirable West Hillhurst. This immaculate Well-kept beautiful apartment features two Bed Rooms, two Full Bath, was designed to impress, offers the perfect blend of comfort and convenience. Highlights include Corner End unit with great view, In floor heating, 9' ceilings, in unit large laundry room with extra storage. Situated on the quiet side of the building, this corner unit boasts stunning views of the treed yard and greenspace from both the condo and the private balcony. The open-concept floor plan is filled with natural light, thanks to large windows throughout. The spacious kitchen is equipped with lots of cabinets and countertop space, perfect for cooking and entertaining. The master suite features a walk-through closet and 4 pc en-suite bathroom. The second bedroom is generously sized, with a second 3 pc full bath with shower. Titled underground parking stall and storage locker. Enjoy the convenience of the resident's car wash bay as you leave the building. Easy access to downtown, SAIT, and UofC, making this an ideal location. A Perfect place for families, professionals seeking a prime location in one of Calgary's most vibrant neighborhoods. Open Houses: from 2:00 pm to 4:00 pm on Saturday and Sunday, January 25th and 26th, 2025.