

**310, 2134 Kensington Road NW  
Calgary, Alberta**

**MLS # A2288439**



**\$415,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, Shingle	<b>Condo Fee:</b>	\$ 838
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d143
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

This spacious, well-maintained condominium showcases true pride of ownership and an ideal northwest corner position that fills the home with natural light. Large windows frame expansive west-facing views, creating a bright and inviting atmosphere throughout the day. Gleaming hardwood floors lead into a modern kitchen and an open-concept layout that seamlessly connects the living, dining, and kitchen areas—perfect for both everyday living and hosting friends. A cozy corner natural gas fireplace anchors the living space, while a private balcony just off the dining area offers a great spot for fresh air and evening sunsets. A big bonus is the upgrade of a wall unit air conditioning, keeping this top floor unit nice and cool through the summer months. The generous primary bedroom includes a walk-through closet and a private four-piece ensuite. On the opposite side of the unit, a second bedroom and an additional full four-piece bathroom provide excellent flexibility for guests, roommates, or a home office. Additional highlights include in-suite laundry, a storage locker, secure underground parking (one of the best stalls in the building), and even a convenient resident car wash + fees include natural gas. Located in the heart of West Hillhurst, you’re just steps from the Bow River pathways and a short walk to the shops along 19 Street NW—with great coffee, ice cream, and everyday amenities nearby. The vibrant Kensington district, including FreshCo, is also just minutes away.