

**106, 2134 Kensington Road NW
Calgary, Alberta**

MLS # A2340763



\$325,000

Division:	West Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,097 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, No Neighbours Behind, See Remarks, Views		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 870
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d143
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: N/A

Picture starting your morning with coffee on a private balcony, taking in the peaceful atmosphere of West Hillhurst before stepping out to enjoy Kensington's vibrant local shops, cafes, and restaurants just minutes away. Inside, this well designed 2 bedroom, 2 bathroom condo pairs functional everyday living with comfortable details from 9 foot ceilings and warm hardwood floors to the cozy warmth of in-floor heating and a corner gas fireplace. The open concept layout centers around a spacious U-shaped kitchen complete with white cabinetry, granite countertops, and a generous eating bar that easily accommodates meal prep and casual dining. Around the corner, the primary bedroom serves as a quiet retreat, featuring large closets with built-in organizers and its own 4 piece ensuite. The second bedroom is equally versatile for guests, family, or a home office, located right across from the main 4 piece bathroom and separate laundry room. Complete with secure underground parking, a car wash bay, a dedicated storage locker, and quick access to river pathways, transit, and downtown Calgary, this home offers low maintenance inner-city living at its best. An excellent opportunity to enjoy comfortable, low maintenance living in one of Calgary's most sought-after communities at a incredible price.