

**304, 2134 Kensington Road NW  
Calgary, Alberta**

**MLS # A2168888**



**\$374,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,227 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 899
<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>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Prime Kensington location! Close to all amenities, walking distance to the river, 5 minutes to downtown, close to walking/ bike paths, schools, parks, all the trendy shops of 10 ave and kensington rd and close to public transportation. Minutes to memorial drive and 16th ave west and east. Easy access everywhere. This expansive 2-bedroom plus den unit is an absolute must to see in a highly sought-after building. Enjoy the open concept connecting the living, dining room and nook area. The large foyer offers a spacious storage room with in-suite laundry. 3 pce bath off the main entry. The bright living room features a cozy gas fireplace, built-in bookshelves, and patio access to a private outdoor space surrounded by lush greenery. The den/flex room is currently being used as storage but can easily be converted into a home office or bedroom. The large kitchen boasts ample white cabinetry, tons of counter space and white appliances. Dining room, living room area showcases built-in cabinets and hardwood floors. Two more generously-sized bedrooms include a master bedroom with with a walk-through closet leading to a 4-piece ensuite. Both bedrooms have plenty of light and plenty of closet space. Additional perks include titled underground parking and extra storage. This unit is perfect for investors or homeowners alike &ndash; current tenants are willing to stay, or 90-day notice can be provided. Don't miss out on this exceptional opportunity!