

\$499,900 - 102, 1407 Kensington Close Nw, Calgary

MLS® #A2263780

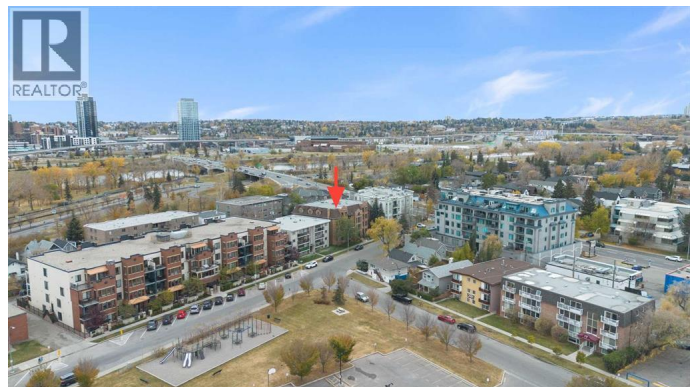
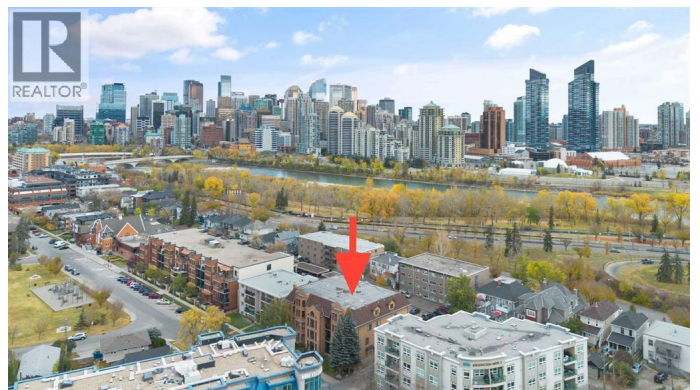
\$499,900

2 Bedroom, 2.00 Bathroom, 939 sqft

Single Family on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome to this spacious and beautifully appointed 2 bedroom luxury condo in the SAM award-winning “Villagio Kensington,” a boutique 12-unit concrete building perfectly situated in the heart of the vibrant Kensington district. Just steps from the Bow River pathways, Riley Park, Hillhurst/Sunnyside Park, boutique shopping, restaurants, and minutes to downtown, this residence offers the ideal balance of upscale comfort and urban convenience. With 939 sq.ft. of well designed and efficient space, this open-concept end unit showcases stunning contemporary finishes, including engineered hardwood floors, flat-painted 9 ft ceilings, and built-ins galore. The entertainer’s™ kitchen features custom maple cabinetry, a great sized eating bar, a gas stove and stainless steel appliances, perfect for hosting or everyday living. The spacious living area is centered around a built-in wall unit with gas fireplace creating a warm and inviting atmosphere. The primary bedroom includes a full-wall built-in armoire and a 4 piece ensuite with a soaker tub. The second bedroom provides flexible space for guests, a reading nook, or a home office. A second full bathroom with tiled shower and in-suite laundry adds convenience. Throughout the home, upscale finishes such as solid-core doors, custom built-ins, and flat ceilings highlight the quality craftsmanship that defines Villagio Kensington. This energy-efficient concrete building was the first condo in Alberta constructed using insulated



concrete forms (ICF) for the floors, exterior walls, and demising walls, providing exceptional soundproofing, superior insulation, and enhanced energy efficiency. Exterior details include Old Chicago brick and acrylic stucco, metal-clad windows, and a heated driveway with snow sensor. The home includes one secure underground parking stall, located in the heated parkade. Nestled on a quiet cul-de-sac just steps from a playground and all of Kensington's amenities, this residence offers the perfect blend of tranquility and convenience. Experience the best of urban living in one of Calgary's most desirable neighbourhoods. Book your private showing today. (id:6289)

Built in 2003

Essential Information

Listing #	A2263780
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Square Footage	939
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	102, 1407 Kensington Close Nw
Subdivision	Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2M3J6

Amenities

Amenities	Park, Playground, Shopping
Features	Parking

Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Natural gas Baseboard heaters, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Brick, Concrete, Stucco
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Benchmark
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