



2, 2412 Kensington Road NW
Calgary, Alberta

MLS # A2316106



\$600,000

Division:	West Hillhurst		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,751 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Alley Access, Garage Faces Rear, Heated Garage, Parking Pad, Single Gara		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

Experience the perfect blend of urban convenience and peaceful living in this exceptional townhouse 4Plex nestled in the heart of West Hillhurst. Tucked away at the back of the complex, this beautifully maintained home offers privacy, tranquility, and over 1,750 sq. ft. of thoughtfully designed living space. The open-concept main floor is filled with natural light, featuring a spacious living room with a cozy fireplace and access to an oversized private patio—perfect for morning coffee, evening relaxation, or entertaining friends. The well-appointed kitchen offers a central island, abundant cabinetry, and seamless flow into the generous dining area. A rare and highly desirable feature, the upper level boasts two expansive primary suites, each complete with vaulted ceilings, walk-in closets, and full ensuite, while the conveniently located upper-floor laundry adds ease to everyday living. A main-floor office/den, additional full bathroom, attached garage, extra parking pad, and undeveloped basement provide flexibility for today's lifestyle and future growth. Enjoy living just minutes from downtown, SAIT, the University of Calgary, Foothills Hospital, Kensington's vibrant shops and restaurants, the Bow River pathway system, and quick access to Highway 1 for effortless mountain getaways. Move-in ready and offering an unbeatable inner-city lifestyle in one of Calgary's most sought-after communities.