



GRASSROOTS
REALTY GROUP

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105, 17 13 Street NW
Calgary, Alberta

MLS # A2320986



\$249,900

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	654 sq.ft.	Age:	1967 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Assigned, Parking Pad, Stall		
Lot Size:	0.28 Acre		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 543
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, Storage		

Inclusions: none

*Open House Sat June 27th 1:00-3:00pm**Welcome to his totally RENOVATED, spacious and stylish 1-bedroom condo, perfectly situated in the heart of Calgary's vibrant Kensington neighborhood. Offering 654 square feet of bright, functional living space, this home is a great opportunity for anyone seeking a cozy urban retreat or a smart investment property. This property is located in an Airbnb-friendly building (subject to City and Board approval), making it an excellent option for short-term rental potential or a long-term rental strategy in a prime location. The kitchen features stainless steel appliances, granite countertops (1 1/2inch) , a functional bar counter and a premium kitchen cabinet. The cooktop stove with convection microwave, LG stainless steel refrigerator, in-suite LG steam washer & dryer. The modern laminate flooring (Feb 2026) and tile throughout the living and dining area. The spacious bedroom has a large walk in closet. Practicality meets convenience with in-unit storage/pantry/closet, an additional secure storage locker, bike storage, public laundry room and an assigned parking stall included. The property is located in a well-maintained solid concrete building, ensuring peace of mind and long-term value. Experience the energy and charm of Kensington, one of Calgary's most desirable neighborhoods. Enjoy award-winning restaurants, trendy pubs, boutique shops, and lively patios just steps from your door. Spend your free time exploring the nearby Bow River pathways or taking in the area's abundant entertainment and cultural options. Although this unit is located partially below grade, you'll hardly notice thanks to the CORNER unit with large, bright windows that flood the space with natural light and create an inviting ambiance. Whether you're a first-time buyer looking to step into the market or an

investor seeking a turnkey opportunity, this Kensington condo is the perfect choice. Schedule your private viewing today!