



2, 2412 Kensington Road NW  
Calgary, Alberta

MLS # A2323985



**\$575,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	None		

OPEN HOUSE SUNDAY JUNE 28 from 2-4 PM 1750 SQUARE FEET &ndash; LOW CONDO FEES &ndash; PRIVATE PATIO &ndash; ATTACHED GARAGE . Welcome to this beautifully appointed townhouse in the highly desirable community of West Hillhurst. This spacious home offers a rare sense of privacy and more than 1,750 sq. ft. of thoughtfully designed living space. The bright open-concept main level is ideal for both everyday living and entertaining, featuring large windows, a cozy fireplace, and seamless access to an oversized private patio perfect for relaxing, dining, or hosting guests. The kitchen is both stylish and functional, complete with a central island, ample cabinetry, and a generous dining area. Upstairs, a highly sought-after dual primary bedroom layout offers exceptional flexibility, with each spacious suite featuring vaulted ceilings, a walk-in closet, and a full ensuite. Convenient upper-level laundry adds to the home's practical appeal. Additional highlights include a versatile main-floor office or den, a full bathroom, an attached garage plus an additional parking pad, and an unfinished basement ready for future development. Enjoy an unbeatable location just minutes from Downtown, Kensington's vibrant shops and restaurants, SAIT, the University of Calgary, Foothills Medical Centre, the Bow River pathway system, and quick access to Crowchild Trail and Highway 1 for convenient commuting and weekend mountain getaways. Move-in ready and offering the perfect balance of comfort, convenience, and lifestyle, this is an exceptional opportunity to own in one of Calgary's most sought-after inner-city communities. Some photos are virtually staged.