



GRASSROOTS

REALTY GROUP

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209, 1321 Kensington Close NW
Calgary, Alberta

MLS # A2326227



\$499,900

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,013 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 647
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Welcome to Providence Kensington, where sophisticated urban living meets the unmistakable charm of Hillhurst, one of Calgary's most sought-after inner-city communities. Perfectly positioned in the heart of Kensington, this beautifully maintained 2 bed/2 bath residence offers an exceptional lifestyle surrounded by locally loved cafés, boutique shopping, acclaimed restaurants, the Bow River pathway network, public transit, and the downtown core, all just moments from your front door. Inside, a thoughtfully designed open concept layout is enhanced by 9' ceilings, durable laminate flooring, and a timeless soft palette that creates a warm, contemporary feel. The stylish kitchen is as functional as it is inviting, featuring rich wood cabinetry, granite countertops, stainless steel appliances, a built-in pantry, and a spacious island with breakfast seating, perfect for entertaining or everyday living. Flowing effortlessly off the kitchen is the dining area and living room, but the true showpiece is the expansive south facing balcony, where mature trees provide a sense of privacy while framing breathtaking views of Calgary's iconic downtown skyline. Whether you're enjoying your morning coffee as the city comes to life or unwinding with the evening lights as your backdrop, this outdoor space offers a front row seat to one of the city's most spectacular urban vistas. Designed with comfort and privacy in mind, the bedrooms are thoughtfully positioned on opposite sides of the suite making ideal for guests, roommates, or a dedicated home office. The spacious primary retreat features a walk-through closet leading to a well appointed 4pc ensuite with dual vanities and an oversized walk-in shower. The second bedroom includes its own walk-in closet and is conveniently located beside the main 4pc bathroom. Additional comforts include in-suite laundry, air conditioning, a titled

underground parking stall, a dedicated storage locker, a fully equipped fitness centre, and secure bicycle storage. Offering an unbeatable combination of location, lifestyle, and luxury, this exceptional home is ideal for professionals, downsizers, or investors seeking a premium address in one of Calgary's most vibrant and walkable neighbourhoods. Experience the energy of Kensington, the beauty of Hillhurst, and unforgettable downtown views all from the comfort of home.