



GRASSROOTS
REALTY GROUP

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2, 1812 Kensington Road NW
Calgary, Alberta

MLS # A2342329



\$699,000

Division:	Hillhurst		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,342 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Insulated, Oversized, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Private		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Wood

Roof: Asphalt Shingle

Basement: Full

Exterior: Cedar, Stucco

Foundation: Poured Concrete

Features: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Skylight(s), Walk-In Closet(s)

Inclusions: NA

Water: -

Sewer: -

Condo Fee: \$ 294

LLD: -

Zoning: M-CG d72

Utilities: -

Stunning former showhome unit in a highly coveted, lender-approved Hillhurst 4-plex. Features premium upgrades and a private attached yard. Move-in-ready 3-bedroom, 3.5-bathroom home within walking distance of Kensington's shops, restaurants and everyday amenities. An open floor plan draws in abundant natural light, while a neutral colour palette and gleaming engineered hardwood flooring lend a polished, contemporary feel throughout the main level. Gather around the linear fireplace in the inviting living room, where a built-in media centre and integrated speakers set the stage for relaxed evenings at home. Patio sliders extend daily living onto the deck and into the private yard, making summer barbecues, entertaining and gardening part of the experience. Centring the open-concept layout, the dining area transitions naturally into a chef-inspired kitchen finished with quartz countertops, full-height cabinetry, stainless steel appliances, a gas stove and an expansive peninsula island with plenty of room for casual seating. A stylish powder room completes this level. Natural light from a skylight brightens the journey upstairs, where 2 bedrooms each benefit from their own ensuite for exceptional privacy and convenience. Unwind in the spacious primary retreat with a huge walk-in closet and an indulgent ensuite showcasing dual sinks, an oversized steam shower and another sunny skylight. Across the hall, the 2nd bedroom pairs comfortably with its own stylish 4-piece ensuite, while upper-level laundry keeps everyday chores close at hand. Downstairs, the fully finished basement adds valuable flexibility with a generous rec room ready for movie and game nights, along with space that can adapt to a home office or workout area. A 3rd bedroom and 3-piece bathroom round out the lower level for guests, older children or extended family. The fenced private yard brings

a welcome sense of personal space to inner-city living, complemented by a deck for lounging and dining outdoors. Parking and storage are handled by an insulated and drywalled single detached garage. From this fantastic Kensington location, take a quick stroll to local shopping and dining or connect with the Bow River pathway system, while Downtown, SAIT, the University of Calgary, Alberta Children's Hospital and Foothills Medical Centre remain conveniently accessible. Thoughtfully designed for both everyday comfort and effortless entertaining, this home delivers the space, style and location to enjoy inner-city living at its best.