

103, 2134 Kensington Road NW  
Calgary, Alberta

MLS # A2242318

**\$365,000**

|           |                                                             |        |                   |
|-----------|-------------------------------------------------------------|--------|-------------------|
| Division: | West Hillhurst                                              |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)                          |        |                   |
| Style:    | Apartment-Single Level Unit                                 |        |                   |
| Size:     | 906 sq.ft.                                                  | Age:   | 1999 (26 yrs old) |
| Beds:     | 2                                                           | Baths: | 2                 |
| Garage:   | Guest, Heated Garage, Parkade, Secured, Titled, Underground |        |                   |
| Lot Size: | -                                                           |        |                   |
| Lot Feat: | -                                                           |        |                   |

|             |                                                                |            |           |
|-------------|----------------------------------------------------------------|------------|-----------|
| Heating:    | In Floor, Natural Gas                                          | Water:     | -         |
| Floors:     | Hardwood, Linoleum                                             | Sewer:     | -         |
| Roof:       | -                                                              | Condo Fee: | \$ 672    |
| Basement:   | -                                                              | LLD:       | -         |
| Exterior:   | Brick, Stucco, Wood Frame                                      | Zoning:    | M-C1 d143 |
| Foundation: | -                                                              | Utilities: | -         |
| Features:   | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan |            |           |
| Inclusions: | N/A                                                            |            |           |

Welcome to the best value in West Hillhurst! This bright and beautifully upgraded 906 sq ft ground-level unit offers incredible natural light, an open-concept layout, and unbeatable inner-city convenience just steps to Kensington, Downtown, the Bow River pathways, and public transit. Inside, you'll find espresso-stained hardwood floors, fresh modern paint, and 5" baseboards throughout. The spacious white kitchen features stainless steel appliances, ample cabinetry, a mosaic glass tile backsplash, and peninsula breakfast bar—perfect for entertaining or everyday comfort. The generous dining area can easily accommodate a full-sized table, while the living room boasts a cozy gas fireplace and charming South Facing Patio Windows. The primary bedroom easily fits a king-sized bed and offers a walkthrough closet to a private 4-piece ensuite. The second bedroom-sized den fits a queen and is ideal for guests or a home office, with a full 3-piece main bath nearby. A large laundry/storage room, 9' ceilings, and oversized south-facing windows complete the thoughtfully designed interior. Step outside to your sun filled south-facing patio, perfect for a BBQ or potted garden. This well-run building offers fantastic amenities including a car wash bay, social lounge, elevator, and underground visitor parking. Included are a titled parking stall (#103) and storage locker (#103). Whether you're walking to cafes, biking the river paths, or commuting to the University of Calgary, Foothills Hospital, or beyond via Crowchild Trail, this location puts you in the heart of it all. Don't miss this rare opportunity to own one of the best units in the building—book your private tour today!