

**304, 1222 Kensington Close NW
Calgary, Alberta**

MLS # A2262545



\$340,000

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	733 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 437
Basement:	-	LLD:	-
Exterior:	Cedar, Concrete, Stucco	Zoning:	M-CG d72
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Welcome to Kensington Plaza! Your new home in the heart of one of Calgary's trendiest neighbourhoods, Kensington. Located just steps away from some of the city's top restaurants, eclectic shops, cozy cafes, and convenient transit options. This quiet east-facing unit offers DOWNTOWN VIEWS from the cozy patio and abundance of natural light. This recently updated 2-bedroom, 1-bathroom unit is a perfect blend of modern living and vibrant city life. The kitchen features sleek stainless steel appliances. The additional den is a great flex space for either an office or another storage. The 4 pc bathroom is well equipped with additional storage and sleek finishes. For outdoor enthusiasts, enjoy a short walk to the Bow River, where you can explore expansive walking and biking paths. With downtown just a leisurely stroll away, this condo is the ideal choice for those seeking a vibrant lifestyle in a prime location. The unit also has an assigned covered parking stall that is equipped with plug in for added convenience. This condo has low fees which include utilities such as heat, water and sewer. Contact your favorite realtor to book a showing!