# \$499,900 - 102, 1407 Kensington Close Nw, Calgary

MLS® #A2263780

## \$499,900

2 Bedroom, 2.00 Bathroom, 939 sqft Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome to this spacious and beautifully appointed 2 bedroom luxury condo in the SAM award-winning "Villagio Kensington,― a boutique 12-unit concrete building perfectly situated in the heart of the vibrant Kensington district. Just steps from the Bow River pathways, Riley Park, Hillhurst/Sunnyside Park, boutique shopping, restaurants, and minutes to downtown, this residence offers the ideal balance of upscale comfort and urban convenience. With 939 sq.ft. of well designed and efficient space, this open-concept end unit showcases stunning contemporary finishes, including engineered hardwood floors, flat-painted 9 ft ceilings, and built-ins galore. The entertainer's kitchen features custom maple cabinetry, a great sized eating bar, a gas stove and stainless steel appliances. perfect for hosting or everyday living. The spacious living area is centered around a built-in wall unit with gas fireplace creating a warm and inviting atmosphere. The primary bedroom includes a full-wall built-in armoire and a 4 piece ensuite with a soaker tub. The second bedroom provides flexible space for guests, a reading nook, or a home office. A second full bathroom with tiled shower and in-suite laundry adds convenience. Throughout the home, upscale finishes such

Throughout the home, upscale finishes such as solid-core doors, custom built-ins, and flat ceilings highlight the quality craftsmanship that defines Villagio Kensington. This energy-efficient concrete building was the first condo in Alberta constructed using insulated







concrete forms (ICF) for the floors, exterior walls, and demising walls, providing exceptional soundproofing, superior insulation, and enhanced energy efficiency. Exterior details include Old Chicago brick and acrylic stucco, metal-clad windows, and a heated driveway with snow sensor. The home includes one secure underground parking stall, located in the heated parkade. Nestled on a quiet cul-de-sac just steps from a playground and all of Kensington's amenities, this residence offers the perfect blend of tranquility and convenience. Experience the best of urban living in one of Calgary's most desirable neighbourhoods. Book your private showing today.

#### Built in 2003

## **Essential Information**

MLS® # A2263780 Price \$499,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 939
Acres 0.00
Year Built 2003

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 102, 1407 Kensington Close Nw

Subdivision Hillhurst
City Calgary
County Calgary
Province Alberta
Postal Code T2M 3J6

# **Amenities**

Amenities Elevator(s), Secured Parking, Visitor Parking

Parking Spaces 1

Parking Assigned, Heated Garage, Parkade, Underground

## Interior

Interior Features Bookcases, Built-in Features, Kitchen Island, Open Floorplan, Storage

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator,

Washer, Window Coverings

Heating Baseboard, Hot Water, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 3

## **Exterior**

Exterior Features Balcony

Construction Brick, Concrete, Stucco

Foundation Poured Concrete

### Additional Information

Date Listed October 16th, 2025

Days on Market 19

Zoning M-C1 d125

## **Listing Details**

Listing Office Royal LePage Benchmark

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