CORY PELCHAT
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203, 2134 Kensington Road NW Calgary, Alberta

MLS # A2268183

$350,000

Division:	West Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	870 sq.ft.	**Age:**	1999 (26 yrs old)
Beds:	2	**Baths:**	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	**Water:**	-
Floors:	Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 718
Basement:	-	**LLD:**	-
Exterior:	See Remarks	**Zoning:**	M-C1 d143
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: all window coverings

This sunny, bright 2nd floor, fully air conditioned 2 bedroom, 2 bath condo has been updated throughout! The white kitchen has plenty of cabinets, stainless steel appliances and an peninsula island with raised breakfast bar and overlooks the dining area and living room which has patio doors leading to your covered south facing balcony. The primary bedroom has a walk thru closet and 4 piece ensuite. The 2nd bedroom/den would be perfect for a home office or over night guests with the 3 piece bath close by. The insuite laundry room can accommodate full sized washer and dryer and provides insuite storage. You have a storage locker and a titled parking stall in the heated underground parkade which also has a car wash bay for the residents use. With such a great location close to the many amenities of Kensington, schools, transit, and an easy commute to downtown, SAIT, the U of C and the Foothills and the Children's hospitals, this home is not to be missed!

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