

# \$750,000 - 204, 1407 Kensington Close Nw, Calgary

MLS® #A2248042

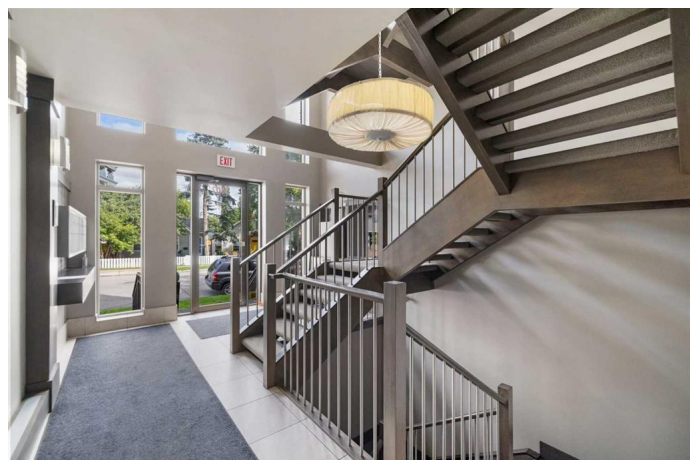
**\$750,000**

2 Bedroom, 2.00 Bathroom, 1,389 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome to this beautifully appointed luxury condo in the SAM award-winning 'Villagio Kensington', a boutique 12-unit concrete building in the heart of the vibrant Kensington district. Steps from the Bow River pathways, Riley Park, Hillhurst/Sunnyside Park, boutique shopping, restaurants, and minutes to downtown, this residence offers the perfect mix of upscale comfort and urban convenience. With approx. 1,389 sq.ft. of light-filled space, this corner unit boasts sleek flat 9ft ceilings, updated engineered hardwood floors and an inviting open plan. The spacious living room with A/C, is anchored by a gas fireplace with custom built-ins, while the dining area opens through French doors to a south-facing balcony where you can relax and enjoy your morning coffee or year-round BBQs. The 2nd bedroom is perfect as a guest space, reading nook or in-home office area. The gourmet kitchen features full-height cabinetry, granite counters, an oversized island, and upgraded stainless steel appliances. The primary suite offers built-in wardrobe storage and a stunning renovated ensuite, complete with heated floors, double vanity and a walk-in shower with rainfall head. The second bathroom features a tiled tub/shower combo and a large storage area. For added convenience, there is in-suite laundry with a newer stacked washer and dryer. Throughout the home there is an abundance of custom built-ins, storage and high-end finishing. The electric Hunter



Douglas blinds (manual in the den) add style and functionality. Updates include: updated engineered flooring, renovated bathrooms, fresh paint on windows, door frames, and bathroom doors (2025) & SEBO Vacuflo. This energy-efficient building is located on a cul-de-sac and is notable for being the first condo building in Alberta constructed with concrete floors, exterior walls, and demising walls poured within insulated concrete forms (ICF), offering exceptional sound reduction, quiet floors, superior insulation, and enhanced energy efficiency. Exterior finishes include Old Chicago brick and acrylic stucco, with metal-clad windows, solid-core doors, underground sprinklers, and a heated driveway with snow sensor. Two assigned underground parking stalls with storage in front, in the heated underground parkade are included. Located on a quiet no-thru street just steps from a playground and all the amenities Kensington has to offer, this home gives you the best of both tranquility and convenience. Don't miss the chance to live in one of Calgary's most desirable neighbourhoods. Book your private showing today!

Built in 2003

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248042          |
| Price          | \$750,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,389             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |

Status Active

### Community Information

Address 204, 1407 Kensington Close Nw  
Subdivision Hillhurst  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2N 3J6

### Amenities

Amenities Elevator(s), Secured Parking, Visitor Parking  
Parking Spaces 2  
Parking Heated Garage, Parkade, Secured, Underground, Assigned

### Interior

Interior Features Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage  
Appliances Dishwasher, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings  
Heating Baseboard, Natural Gas  
Cooling Wall/Window Unit(s)  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
# of Stories 3

### Exterior

Exterior Features Balcony  
Roof Asphalt Shingle  
Construction Brick, Concrete, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed August 16th, 2025  
Days on Market 4  
Zoning M-C1 d125

### Listing Details

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