



\$ 365,900.00

## 1 2414 KENSINGTON ROAD NW CALGARY

<https://paulbrinton.com>

Prime location! West Hillhurst self managed 2 storey townhouse with no condo fee. This home offers 2 bedrooms, 2 1/2 baths with a single detached garage. Main floor greets you with an open floor plan. Living room has a corner gas fireplace with mantle, patio door leads to front deck....

- 2 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1159063

**Type:** Row/Townhouse

**Bedrooms:** 2

**Baths Half:** 1

**Status:** Active

**Year built:** 1999

**Parking:** Alley Access, Garage Faces Rear, Owned, Single Garage Detached

**Post Updated:** 2021-11-28 18:13:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 11/02/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Parking

**Community Features:** Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

**Fencing:** None

**Cooling:** None

**Interior Features:** Jetted Tub,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Storage

**Roof Type:** Asphalt Shingle

**Total Parking:** 1

**Flooring:** Carpet,Linoleum

**Fireplace Features:** Gas,Living Room,Mantle,Tile

**Exterior Features:** None

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Back Lane,Front Yard,Landscaped,Level,Street Lighting,Treed

**Heating Type:** Fireplace(s),Forced Air,Natural Gas



## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Unit Number:** 1

**Suite:** No

**Appliances:** Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings

**Subdivision Name:** West Hillhurst

**Restrictions:** Utility Right Of Way

**Levels:** Two

**Zoning:** M-C1

**List Price Square Foot:** \$ 381.09

**Photo Count:** 31

**Unit Exposure:** S

**Construction Materials:** Vinyl Siding,Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 996.88

**Structure Type:** Four Plex

