

\$489,900 - 109, 1321 Kensington Close Nw, Calgary

MLS® #A2248636

\$489,900

2 Bedroom, 2.00 Bathroom, 980 sqft

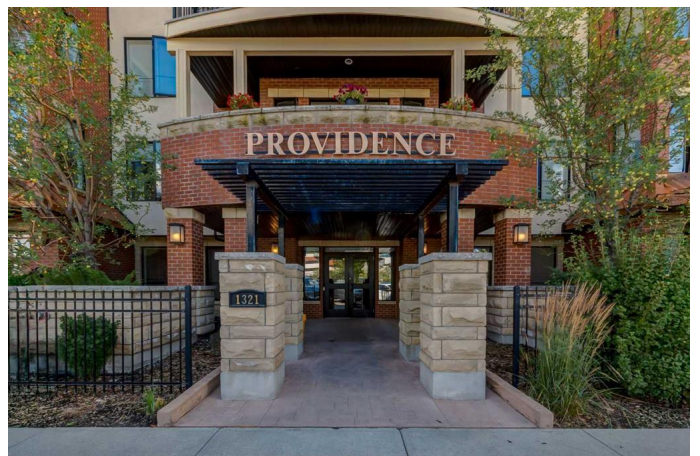
Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Urban living at its finest in vibrant Kensington-Hillhurst! This 2-bedroom, 2-bath main floor condo offers 980 sq. ft. of stylish space with secure titled underground parking and separate storage. Perfectly located—steps from Calgary’s best restaurants, pubs, boutique shops, festivals, and the Bow River pathway—yet quietly set on a tree-lined street overlooking a park. Walk to downtown in 10 minutes.

Inside, you’ll love the open concept layout with rich hardwood floors, 9 ft ceilings, and expansive windows that flood the home with natural light. The kitchen features granite counters, stainless steel appliances, deep cabinetry with pantry, a sleek black sink, and an island/breakfast bar for four—open to the living and dining area for easy entertaining. Bedrooms are thoughtfully placed for privacy, including a spacious primary suite with walk-in closet and spa-inspired ensuite with double glass vessel sinks. The second bedroom is a generous size and located directly across from the main bath. Bonus: in-suite laundry with stacked washer/dryer and a foyer with a generous front closet.

Enjoy your own large stone-and-grass patio, plus building amenities like a fitness centre and bike storage. Park your SUV or truck in your oversized heated stall (#18) and keep your active lifestyle on point. This pet friendly (allows one pet up to 20 lbs) brick building is



well-managed, and the location delivers the ultimate inner-city lifestyle—farmers markets, Riley Park, Princes Island Park, SAIT, and top schools all within walking distance.

Simply an incredible home in one of Calgary’s most walkable and energetic neighbourhoods.

Built in 2008

Essential Information

MLS® #	A2248636
Price	\$489,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	109, 1321 Kensington Close Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3J6

Amenities

Amenities	Bicycle Storage, Fitness Center, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	BBQ gas line
Construction	Brick, Concrete, Wood Frame

Additional Information

Date Listed	August 15th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.