

# \$340,000 - 304, 1222 Kensington Close Nw, Calgary

MLS® #A2262545

**\$340,000**

2 Bedroom, 1.00 Bathroom, 733 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome to Kensington Plaza! Your new home in the heart of one of Calgary's™s trendiest neighbourhoods, Kensington. Located just steps away from some of the city's™ top restaurants, eclectic shops, cozy cafes, and convenient transit options. This quiet east-facing unit offers DOWNTOWN VIEWS from the cozy patio and abundance of natural light. This recently updated 2-bedroom, 1-bathroom unit is a perfect blend of modern living and vibrant city life. The kitchen features sleek stainless steel appliances. The additional den is a great flex space for either an office or another storage. The 4 pc bathroom is well equipped with additional storage and sleek finishes. For outdoor enthusiasts, enjoy a short walk to the Bow River, where you can explore expansive walking and biking paths. With downtown just a leisurely stroll away, this condo is the ideal choice for those seeking a vibrant lifestyle in a prime location. The unit also has an assigned covered parking stall that is equipped with plug in for added convenience. This condo has low fees which include utilities such as heat, water and sewer. Contact your favorite realtor to book a showing!

Built in 1978

## Essential Information

MLS® #                      A2262545

Price                        \$340,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 733               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 304, 1222 Kensington Close Nw |
| Subdivision | Hillhurst                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2N 3J7                       |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Bicycle Storage, Coin Laundry       |
| Parking Spaces | 1                                   |
| Parking        | Covered, Off Street, Plug-In, Stall |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage                  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                       |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Electric, Living Room                                                                        |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony, Lighting       |
| Construction      | Cedar, Concrete, Stucco |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 6                  |
| Zoning         | M-CG d72           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR 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.