

# \$688,000 - 1, 1706 Kensington Road Nw, Calgary

MLS® #A2229832

**\$688,000**

3 Bedroom, 4.00 Bathroom, 1,450 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Modern living in the heart of Hillhurst! Original owners lovingly pass their piece of paradise on to the next lucky ones who get to call it home. A bright, front unit in a self-managed fourplex. Complete with an expanded patio, with an easy-to-use retractable awning, ready to entertain all day then transition into our light, Calgary summer nights! Chic and stylish kitchen with tons of storage, all stainless appliances. Dining space flows into living area making for bright, open-concept living. Two bedrooms upstairs, dual ensuites. The primary is a true retreat with huge, south-facing windows, city views, a walk-in closet, private balcony, and oversized bathroom with dual-sinks, glass shower, and soaker tub. Enjoy the convenience of a dedicated laundry room upstairs. The basement is great for hosting guests with a third bedroom and its own full 3-piece bath, plus space to play, workout, and relax. Shared garage in the back lane and street parking in front. Situated in highly desirable West Hillhurst, just steps to Kensington's renowned restaurant scene, shops and amenities, top schools, parks. Just a few blocks from the river pathway. Don't miss your chance to live the walkable, bikeable, urban lifestyle of your dreams today!

Built in 2017

## Essential Information

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Price	\$688,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,450
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1, 1706 Kensington Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3R3

### Amenities

Amenities	None
Parking Spaces	1
Parking	Garage Door Opener, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures, Skylight(s)
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Awning(s), Balcony, BBQ gas line
Lot Description	Back Lane, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	14
Zoning	M-CG d72

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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