2 1812 Kensington Road NW

Calgary | Active | MLS® A2342329

$695,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2014**	**1,342.05 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bamber Realty LTD.

A closer look

Rare opportunity to own the former showhome unit of a boutique 4-unit Hillhurst complex. Enjoy a private fenced yard, detached garage with paved laneway access, and an unbeatable walkable location just minutes from Kensington and a grocery store. With low condo fees, a well-maintained building, and a strong reserve fund, this home offers the perfect blend of inner-city convenience and long-term peace of mind.

This stunning back unit is tucked quietly away from the main street. It offers total privacy and a peaceful escape, completely removed from the activity of Kensington Road. It stands apart from the market with its own fully fenced, private attached backyard with a deck-ideal for pet owners, gardeners, and peaceful outdoor entertaining.

Perfect for downtown professionals, this prime location offers an effortless daily commute. Enjoy a scenic 25-minute walk into downtown Calgary, a quick 15-minute bike ride, or take advantage of the direct transit options right along the bus line.

What truly elevates this home is its solid financial health. This self-managed 4-plex boasts a healthy reserve fund, remarkably low condo fees of $294/month, and completed maintenance from the reserve report.

Inside, this beautifully maintained unit features premium upgrades throughout. An open floor plan draws in abundant natural light across gleaming engineered hardwood floors. Gather around the main floor fireplace with built-in media center and integrated speakers, or step through the patio sliders directly into your private yard. The chef-inspired kitchen is finished with quartz countertops, full-height cabinetry, stainless steel appliances, a gas stove, and an expansive peninsula island ideal for gathering.

Upstairs, natural light from a skylight illuminates two massive bedrooms-each featuring a private en-suite. The primary retreat showcases a huge walk-in closet and an indulgent spa en-suite with dual sinks, heated flooring, a massive steam shower, and a sunny skylight. Upper-level laundry adds daily convenience. The fully finished basement adds ultimate flexibility with a generous rec room, storage space, a 3rd bedroom, and a full 3-piece bathroom.

Parking and storage are effortlessly handled by an insulated and drywalled single detached garage and a visitor parking space off a paved back lane. Walk to Kensington shops, restaurants, and the Bow River pathways, while enjoying fast access to Downtown, SAIT, and major hospitals. Soundly managed, structurally maintained, and priced to sell-schedule your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342329
Bedrooms	3

Bathrooms	4
Year Built	2014
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,342.05 sq. ft.
Main Level Finished Area:	644.79 sq. ft.
Upper Level Finished Area:	697.26 sq. ft.
Below Grade Finished Area:	676.96 sq. ft.
Condo Fee:	$294.00
Condo Fee Includes:	Insurance, Maintenance Grounds, Reserve Fund Contributions, Snow Removal
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2014 (Age: 12)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1

Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	1512723
Heating:	In Floor, Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cedar, Stucco
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Wood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Insulated, Oversized, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Hillhurst
Amenities:	Parking, Snow Removal

Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	NA
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 13'1" × 12' ·
Main Floor	Dining Room · 11'6" × 9'5" ·
Main Floor	Kitchen · 11'3" × 9' ·
Upper Level	Bedroom - Primary · 18'1" × 14'2" ·
Upper Level	Walk-In Closet · 10'3" × 7' ·
Upper Level	Bedroom · 10'5" × 10'4" ·
Basement	Game Room · 19'2" × 13'5" ·
Basement	Furnace/Utility Room · 8'6" × 6' ·
Basement	Bedroom · 11' × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Skylight(s), Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped, Lawn, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG d72
Listed Date:	Sep 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-1812-kensington-road-nw-calgary-a2342329/

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