

**307, 301 10 Street NW**  
**Calgary, Alberta**

**MLS # A2293591**



**\$354,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	576 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Off Street, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Soaking Tub, Storage		

**Inclusions:** TV Wall Mount, Deck Tiles on Balcony

Welcome to this beautifully appointed property that features nearly 600 square feet of living space and is situated in one of Calgary's most sought-after community of Kensington/Hillhurst. This 1-bedroom, 1-bathroom unit is located on the third level of a pet-friendly and quiet concrete building and features low condo fees, offering a great opportunity for first-time buyers or investors. The open-concept main living area offers hard surface flooring, 9-foot ceilings, and a wall of West-facing windows that allow natural light to flood the space. The kitchen features stainless steel appliances, including a built-in gas cooktop and a new dishwasher, quartz countertops, a double sink with a new garburator, and a large peninsula with a breakfast bar for additional seating. The kitchen overlooks the dining and living areas - making this the perfect space for entertaining friends or family. The spacious primary bedroom can comfortably accommodate a king-sized bed and offers a walk-through closet with built-ins and leads to the 4-piece bathroom featuring a deep soaker tub, a walk-in shower with a complete glass surround, and a large floating vanity. Step outside onto your covered West-facing balcony that offers the perfect space to enjoy those warmer summer days. Completing this unit is a spacious in-unit storage room that features a new washer and dryer. Additional features include central air conditioning, a separate assigned storage locker, an underground titled parking space to keep your vehicle safe and out of the elements, secure bike storage, and a car wash bay. Located in the heart of Kensington/Hillhurst, this property is steps away from restaurants, cafes, shopping and entertainment. Within only a 2 minute walk, you have top restaurants like Hayden Block, The Mash, Blanco Cantina, Satsuki, and Pulcinella. Daily commuting is easy with the nearby Sunnyside LRT station and quick

access to Memorial Drive & 16th Avenue. Don't miss out on this incredible opportunity that offers exceptional value and inner-city living at its finest.