

**611, 301 10 Street NW**  
**Calgary, Alberta**

**MLS # A2301154**



**\$369,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	574 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 445
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** NA

Welcome to this beautiful 1 bedroom penthouse suite in The Kensington, located in the highly sought after community of Hillhurst. Perfectly suited for an inner city lifestyle, you are just steps from downtown, the Sunnyside C-Train station, Riley Park, trendy cafes, boutique shopping, and some of Calgary's best restaurants. Situated on the top floor, this impressive home features a bright, open concept layout with floor to ceiling windows that flood the space with natural light. The kitchen is thoughtfully designed with quartz countertops, stainless steel appliances, a gas cooktop, and an eat up breakfast bar, flowing seamlessly into the dining and living areas. Ideal for both entertaining and everyday living. Step out onto the private balcony and enjoy breathtaking west facing views with incredible sunsets. The primary bedroom offers a walk through closet that leads to a spa-inspired ensuite, creating a peaceful retreat. Custom built in shelving by California Closets in both the laundry room and walk in closet adds exceptional storage and organization. Additional highlights include in-suite laundry, a titled heated underground parking stall, an assigned storage locker, a bike room, and access to a residents car wash. The building is pet friendly (with board approval). Offering the perfect blend of style, comfort, and convenience, this Hillhurst penthouse is an excellent investment opportunity and a must see.