

510, 301 10 Street NW
Calgary, Alberta

MLS # A2333080

\$379,999



Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	578 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage		

Inclusions: 2 TV Mounts, Black shelves in Living area, Glass shelves in Bathroom, Cabinets in Dining area

Tucked into one of Calgary's most sought-after inner-city neighbourhoods, this 578 sq. ft. condo delivers style and function in equal measure. Sunlight pours through west-facing windows across an open floor plan, anchored by a sleek kitchen with quartz counters, a breakfast bar, stainless appliances, a gas range, and extra cabinetry along the dining wall. The primary bedroom is a genuine retreat, flooded with natural light and connected to a walk-through closet outfitted with a custom California Closets system. The ensuite continues the polish with a large tiled shower, deep soaker tub, mood-setting LED lighting, and a heated towel rack for cold mornings. Laundry day gets easier too: the washer and dryer are less than a year old, tucked into their own California Closets-organized laundry nook. Central air keeps things cool through summer, and the private balcony, positioned on the quiet west side of the building, comes ready for a gas grill or patio heater so you can make the most of long evenings under the trees this established block is known for. This 2016-built condo comes with secure heated underground parking, a private storage locker, indoor bike storage, and access to a complimentary car and bike wash bay. Step outside and you're within walking distance of 10th Street's cafés, restaurants, and boutique fitness studios, plus a short stroll to the Sunnyside LRT. Meanwhile, your unit stays shielded from the noise on the building's peaceful west flank. schedule your showing today.