

**515, 301 10 Street NW**  
**Calgary, Alberta**

**MLS # A2164960**



**\$445,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	746 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 560
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Elevator, High Ceilings, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\*Open house on Saturday Nov 2 and Sunday Nov 3, 2-4pm\* Experience modern, luxurious living in this stunning 2 bedroom, 2 bathroom condo, ideally located in the heart of Kensington. This meticulously maintained unit (10/10) boasts central air conditioning and resides in one of the most sought-after, fully concrete complexes in Calgary. The sleek, high-end kitchen is a chef's dream, featuring glossy cabinetry, quartz countertops, upgraded stainless steel appliances, a built-in oven, gas cooktop, and ample storage, including a wine rack. The open-concept design flows seamlessly from the kitchen into the dining area and spacious living room, where you can step out onto the North-facing balcony for some fresh air. The primary bedroom includes a large walk-in closet, and the 3-piece ensuite is outfitted with quartz countertops and a glass walk-in shower. The second bedroom, complete with a Murphy bed, is conveniently located next to a 4-piece bathroom. Additional features include an in-suite laundry room with extra storage space, a titled parking stall, and an assigned storage unit. This unit is located in a vibrant neighborhood, surrounded by trendy shops, restaurants, and public art. With Sunnyside C-Train Station, the Bow River, and Downtown Calgary just steps away, you'll enjoy unparalleled convenience and connectivity. Plus, the building itself offers two coffee shops and an Orange Theory Fitness on the ground level. The community enjoys features such as Park, Playground, Schools Nearby, Shopping, Sidewalks, Street Lights, Walking/Bike Paths. Don't miss out on the opportunity to call this incredible condo home! Schedule your private showing today!