



THE
A-TEAM

**RE/MAX
FIRST**

100 10A Street #507, Calgary T2N4T3

MLS® #: **A2069214**

Area: **Hillhurst**

Listing Date: **07/28/23**

List Price: **\$1,499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2026**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,456**
Low Sqft:
Ttl Sqft: **1,456**

DOM

296

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Views

220 Volt Wiring,Gated,Heated Garage,Parkade,Secured,Titled,Underground

Utilities and Features

Roof: **Concrete,Flat**

Heating: **Central**

Sewer:

Ext Feat: **Other**

Construction:

Concrete

Flooring:

Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Natural Woodwork,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`5" x 11`6"
Kitchen	Suite	14`10" x 10`1"
Walk-In Closet	Main	17`0" x 7`11"
Bedroom	Main	11`3" x 10`1"
Office	Main	11`3" x 6`6"

Room	Level	Dimensions
Dining Room	Suite	17`0" x 11`6"
Bedroom - Primary	Main	13`5" x 12`4"
5pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:

\$1,109

Title:

Fee Simple

Fee Freq:

Zoning:

DC

Legal Desc:		0	Monthly	Remarks
Pub Rmks:		<p>Welcome to your dream single-level residence in the sky overlooking beautiful Kensington at The Kenten. Masterfully designed by architects Davignon and Martin, The Riley is designed to give Calgarians a spacious luxury option for people coming from both a smaller condo or a larger home. As you step in, you are greeted by a direct view of the Kensington valley; floor to ceiling triple-pane windows; a 22-foot-wide living space featuring open concept kitchen, living, and dining, designed to entertain your family and friends. Enjoy a gourmet kitchen with gas range, custom millwork, built-in pantry, and fireplace that all flow towards your opening wall system onto a large terrace overlooking Kensington. The large primary bedroom has balcony access, a large walk-in closet that can be converted to partial storage, and a 5-piece ensuite bathroom with a floating tub and heated floors. The second bedroom comes with a built-in murphy bed and a glass wall separating the office area. An additional bathroom and laundry room complete the residence accompanied by 2 bike racks, 2 titled storage lockers, and 2 titled parking stalls. There are 3 modern palettes to choose from that can be further customized to your liking. The Kenten features over 8,000 square feet of amenities including a sky lounge, gym overlooking Kensington, golf simulator, sauna, hot tub, concierge, guest suites, car wash, and more. Explore a simplified lock and leave lifestyle you didn't know was possible, with 250+ shops and restaurants in Kensington and river pathways stemming from one end of the city to the other. Now preselling, our show suite is open for viewings by private appointment. With only 46 residences, don't miss this once in a lifetime opportunity to live at the most interesting corner in Calgary.</p>		
Inclusions:		N/A		
Property Listed By:		PURPOSE REALTY		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





