



THE
A-TEAM

**RE/MAX
FIRST**

100 10A Street #605, Calgary T2N4T3

MLS®#: **A2120301**

Area: **Hillhurst**

Listing Date: **04/04/24**

List Price: **\$5,000,000**

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: **2,729**
Low Sqft:
Ttl Sqft: **2,729**

DOM

46

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **6**
Garage Sz: **6**

Access:

Lot Feat:

Park Feat:

Waterfront

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: **Bar Fridge,Dishwasher,Dryer,Freezer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,Quartz Counters,Smart Home,Steam Room,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`2" x 18`11"
Kitchen	Suite	21`8" x 9`8"
Bedroom - Primary	Main	11`7" x 15`10"
6pc Ensuite bath	Main	0`0" x 0`0"
3pc Ensuite bath	Main	0`0" x 0`0"
3pc Ensuite bath	Main	
Storage	Main	6`1" x 5`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Suite	19`6" x 11`8"
Spice Kitchen	Main	9`9" x 5`3"
Walk-In Closet	Main	7`5" x 10`10"
Bedroom	Main	10`6" x 19`5"
Bedroom	Main	10`11" x 14`3"
2pc Bathroom	Main	
Laundry	Main	

Legal/Tax/Financial

Condo Fee: \$2,152	Title: Fee Simple Fee Freq: Monthly	Zoning: DC
Legal Desc: 0	Remarks	

Pub Rmks:	<p>Only One Remaining in Presale! Welcome to one of the most spectacular real estate offerings Calgary has ever seen. Masterfully designed by architects Davignon and Martin, The Corner unlocks 140 feet of panoramic Bow River and Kensington views with 9-foot floor to ceiling windows. This offering at 2729 square feet in The Kenten has many floorplan customization options, along with 3 Modern palettes to choose from that can be further customized to your liking. Enjoy a direct to suite elevator, and entry doors that open to a panoramic river experience. Custom millwork, a gourmet kitchen with Sub-Zero & Wolf appliances including a dedicated fridge and freezer, a butler's pantry, an abundance of storage, bars, wine walls, fireplaces, triple pane windows, and more. Enjoy a large terrace overlooking the beautiful Bow River. The primary bedroom with custom millwork seemingly floats in the sky featuring a walk-in closet and a 6-piece ensuite bathroom with a floating tub, heated floors, and double shower with steam. The residence comes with 2 bike racks, 2 titled storage lockers, and 3 titled parking stalls. 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. Don't miss this once in a lifetime opportunity to customize your dream home in the sky 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







