



THE
A-TEAM

**RE/MAX
FIRST**

301 10 Street #403, Calgary T2N 1V8

MLS® #: **A2147048**

Area: **Hillhurst**

Listing Date: **07/05/24**

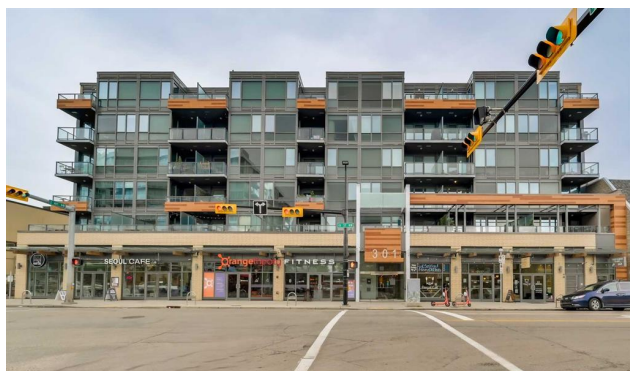
List Price: **\$409,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 05-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **589**
Low Sqft:
Ttl Sqft: **589**

DOM

73
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof: **Membrane**
Heating: **Fan Coil,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Metal Siding ,Mixed**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave Hood Fan,Other,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`3" x 8`11"	Walk-In Closet	Main	13`10" x 10`0"
5pc Ensuite bath	Main	9`3" x 7`2"	Dining Room	Main	11`10" x 8`0"
Kitchen	Main	11`10" x 9`1"	Laundry	Main	8`7" x 5`4"

Legal/Tax/Financial

Condo Fee:
\$453

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **1612278**

Remarks

Pub Rmks:

Spacious 1 bedroom condo with DOWNTOWN VIEWS in the heart of Kensington, with one underground titled parking stall, an assigned storage locker, and a CAR WASH in the parkade! The well-thought-out layout provides kitchen, dining area, living area with patio door out to the balcony, bedroom with walkthrough closet, cheater-ensuite bathroom, and a laundry/storage room. Featuring contemporary design with flat panel cabinets, QUARTZ COUNTERS, and laminate floors. The generous kitchen has stainless steel appliances, GAS COOK-TOP, under cabinet lighting, and a built-in wine rack. And there is breakfast bar seating for casual dining. The living area is generous with space for dining area and living area. Patio doors open onto the balcony which provides great views of Kensington and downtown. A bright bedroom with a wall of windows, has a custom FIREPLACE, and a walkthrough closet. This leads into the cheater ensuite bathroom with separate glass enclosed shower stall, soaker tub, and floating vanity with under-cabinet lighting. And the large laundry/ storage room is perfect for condo living. This pet-friendly condo is situated in the popular Kensington/Hillhurst area. A truly walkable neighbourhood with grocery store, restaurants, cafes, and array of stores, gyms, and entertainment on your doorstep. The Bow River pathway system is just a few minutes walk away. And access downtown on foot or by bike is a breeze. Plus, the c-train station is just 1 block away. This unit would suit anyone looking for a maintenance-free lifestyle in a safe and convenient downtown location with the best the city has to offer. Make this your right move!

Inclusions:

BBQ on balcony

Property Listed By:

2% Realty

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