



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**301 10 Street #302, Calgary T2N 1V5**

MLS®#: **A2153194**      Area: **Hillhurst**      Listing Date: **08/06/24**      List Price: **\$409,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **604**  
 Low Sqft:  
 Ttl Sqft: **604**

DOM

**43**  
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: **Parkade,Stall,Underground**

Utilities and Features

Roof:  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**  
 Construction: **Concrete**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 10`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 8`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 7`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`8" x 8`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee: **\$456**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

**Monthly**

Legal Desc: **1612278**

Remarks

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Pub Rmks: **Welcome to your chic Hillhurst haven. This exquisite 1 bedroom, 1-bath condo offers a compact yet luxurious living space of 604 square feet, distinguished by beautiful flooring and elegant quartz countertops. The modern kitchen is equipped with a gas cooktop, built-in oven, stainless steel appliances, and an inviting eating bar—the perfect space for culinary adventures. Within this delightful apartment, you'll appreciate the convenience of in-suite storage paired with a washer and dryer, ensuring a seamless living experience. The comfort extends with central air conditioning for those warm summer days. Natural light floods the open-plan layout and flows onto a charming balcony, offering a magnificent view of the bustling 10th street—your front-row seat to observe the best of the neighborhood's shops and fine dining spots. Just minutes away from the vibrant downtown core and serene river pathways, this condo sits in the heart of it all. The luxurious 4-piece bath features a separate shower and indulgent soaker tub, providing the perfect retreat to unwind. With easy access to transit and local amenities, this condo is not just a home; it's a lifestyle. Look no further for the discerning urbanite seeking convenience, style, and a touch of luxury—this Hillhurst gem is waiting for you.**

Inclusions: **TV Wall Mount**  
Property Listed By: **2% Realty**

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