



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 10A Street #901, Calgary T2N4T3**

MLS® #: **A2158838**

Area: **Hillhurst**

Listing Date: **08/19/24**

List Price: **\$10,000,000**

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: **4,372**  
Low Sqft:  
Ttl Sqft: **4,372**

DOM

**156**  
Layout  
Beds: **4 (4 )**  
Baths: **4.5 (4 1)**  
Style: **High-Rise (5+)**

Parking

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

Access:

Lot Feat: **Waterfront**  
Park Feat: **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>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`0" x 21`6"	Dining Room	Suite	15`0" x 22`11"
Kitchen	Suite	21`4" x 14`4"	Spice Kitchen	Main	15`1" x 16`4"
Bedroom - Primary	Main	23`0" x 12`0"	Walk-In Closet	Main	24`0" x 12`6"
6pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	11`0" x 14`2"
6pc Ensuite bath	Main		Walk-In Closet	Main	17`5" x 8`6"
Bedroom	Main	11`10" x 11`7"	3pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	9`7" x 11`10"	3pc Ensuite bath	Main	0`0" x 0`0"
2pc Bathroom	Main		Office	Main	13`7" x 14`10"
Family Room	Main	17`8" x 21`3"	Storage	Main	8`8" x 5`6"

<b>Mud Room</b>	<b>Main</b>	<b>17`2" x 9`1"</b>	<b>Cold Room/Cellar</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
			Legal/Tax/Financial		

Condo Fee: <b>\$3,625</b>		Title: <b>Fee Simple</b>		Zoning: <b>DC</b>	
		Fee Freq: <b>Monthly</b>			

Legal Desc:	<b>0</b>				
			Remarks		

Pub Rmks: **Welcome to the most spectacular real estate offering Calgary has ever seen! Masterfully designed by architects Davignon and Martin, The Legacy unlocks 190 feet of panoramic Bow River and Kensington views with 10-foot floor to ceiling windows and a Private Rooftop Terrace overlooking Calgary. This one of one penthouse offering at 4372 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 room, fireplaces, triple pane windows, and more. Enjoy over 1500 square feet of private rooftop entertaining space, personally designed to your dreams. Create your own garden, hot tub, cold plunge, fire table, BBQ, Smoker, Pizza oven, and more! For cooler evenings enjoy your two covered, heated, and screened terraces overlooking the beautiful Bow River. The primary retreat is the owner's oasis, walk-in closets 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 6 titled parking stalls or 2 Garages. 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.**

Inclusions:	<b>N/A</b>
Property Listed By:	<b>Purpose Realty</b>

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