

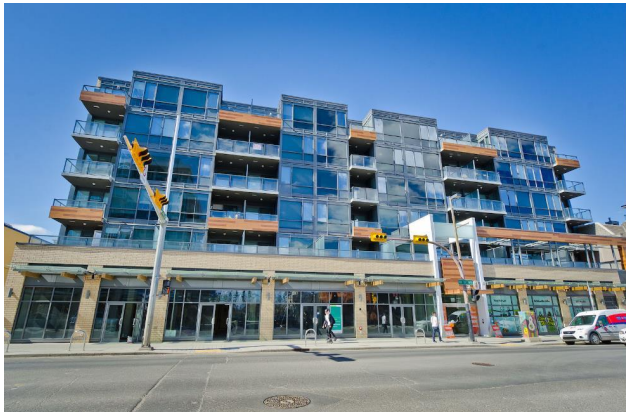


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**301 10 Street #405, Calgary T2N1V5**

MLS® #: **A2159173**      Area: **Hillhurst**      Listing Date: **08/20/24**      List Price: **\$519,000**  
 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: **733**  
 Low Sqft:  
 Ttl Sqft: **733**

DOM

**154**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

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

Utilities and Features

Roof: **Rubber**  
 Heating: **Fan Coil, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings**  
 Int Feat: **High Ceilings, No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>17`1" x 11`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 4`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 8`10"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`7" x 4`7"</b>

Legal/Tax/Financial

Condo Fee: **\$560**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq: **Monthly**

Legal Desc: **1612278**

Remarks

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Pub Rmks: **Heart of the City !! (THE KENSINGTON) a concrete building by Bucci developments. Upscale finishings throughout. City Views, Big Bright 2 Bed 2 Bath with high ceilings and the best location!! Central Air, Bike Room, Titled parking, Storage Locker, In suite Laundry, Gas Stove, Quartz Counters, Bosch / Fisher Paykel Appliances, right in the village of Kensington, walk to the Safeway, LRT, Shops restaurants, coffee shops etc. ... Must See**

Inclusions: **N/A**

Property Listed By: **Boutique Properties Inc.**

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