

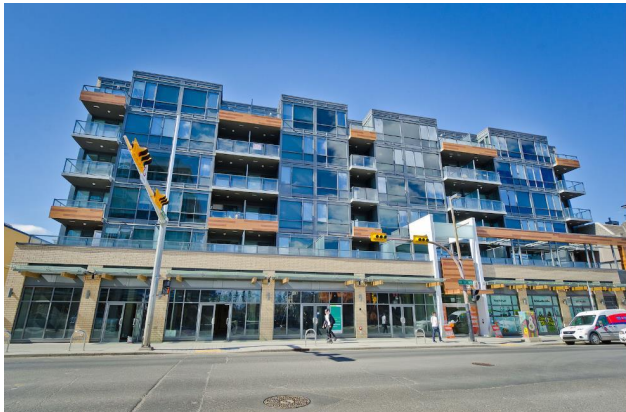


THE
A-TEAM

**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

29
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
Living/Dining Room Combination	Main	17`1" x 11`10"
Bedroom	Main	9`10" x 4`7"
4pc Bathroom	Main	0`0" x 0`0"

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

Legal/Tax/Financial

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

Legal Desc: **1612278**

Remarks

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.**

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