



THE
A-TEAM

**RE/MAX
FIRST**

301 10 Street #515, Calgary T2N 1V5

MLS®#: **A2164960** Area: **Hillhurst** Listing Date: **09/11/24** List Price: **\$499,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Heated Garage,Secured,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **745**
 Low Sqft:
 Ttl Sqft: **745**

DOM

8

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Built-in Features,Elevator,High Ceilings,Open Floorplan,Recessed Lighting,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`0" x 8`11"	3pc Ensuite bath	Main	5`0" x 7`0"
4pc Bathroom	Main	4`11" x 6`11"	Living Room	Main	16`9" x 11`8"
Kitchen	Main	10`5" x 13`1"	Bedroom	Main	9`11" x 9`2"

Legal/Tax/Financial

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

Monthly

Legal Desc: 1612278

Remarks

Pub Rmks: Experience modern, luxurious living in this stunning 2 bedroom, 2 bathroom condo, ideally located in the heart of Kensington. This meticulously maintained unit (10/10) boasts central air conditioning and resides in one of the most sought-after, fully concrete complexes in Calgary. The sleek, high-end kitchen is a chef's dream, featuring glossy cabinetry, quartz countertops, upgraded stainless steel appliances, a built-in oven, gas cooktop, and ample storage, including a wine rack. The open-concept design flows seamlessly from the kitchen into the dining area and spacious living room, where you can step out onto the North-facing balcony for some fresh air. The primary bedroom includes a large walk-in closet, and the 3-piece ensuite is outfitted with quartz countertops and a glass walk-in shower. The second bedroom, complete with a Murphy bed, is conveniently located next to a 4-piece bathroom. Additional features include an in-suite laundry room with extra storage space, a titled parking stall, and an assigned storage unit. This unit is located in a vibrant neighborhood, surrounded by trendy shops, restaurants, and public art. With Sunnyside C-Train Station, the Bow River, and Downtown Calgary just steps away, you'll enjoy unparalleled convenience and connectivity. Plus, the building itself offers two coffee shops and an Orange Theory Fitness on the ground level. The community enjoys features such as Park, Playground, Schools Nearby, Shopping, Sidewalks, Street Lights, Walking/Bike Paths. Don't miss out on the opportunity to call this incredible condo home! Schedule your private showing today!

Inclusions: N/A
Property Listed By: RE/MAX iRealty Innovations

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



