



THE
A-TEAM

**RE/MAX
FIRST**

301 10 Street #406, Calgary T2N1V5

MLS® #: **A2184760**

Area: **Hillhurst**

Listing Date: **01/03/25**

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: **626**
Low Sqft:
Ttl Sqft: **626**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

19
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Stall, Titled, Underground

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof:
Heating: **Forced Air**

Sewer:
Ext Feat: **Balcony, Private Entrance**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, High Ceilings, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------|-------|----------------|-------------------|-------|-----------------|
| Balcony | Main | 6' 8" x 9' 6" | Living Room | Main | 13' 6" x 11' 6" |
| Dining Room | Main | 6' 6" x 8' 4" | Bedroom - Primary | Main | 8' 9" x 12' 9" |
| Kitchen | Main | 8' 3" x 9' 11" | 4pc Bathroom | Main | 7' 7" x 8' 9" |
| Laundry | Main | 2' 9" x 2' 6" | Storage | Main | 6' 4" x 3' 7" |

Legal/Tax/Financial

Condo Fee:
\$456

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1612278**

Remarks

Pub Rmks: **Experience sophisticated living in this this stunning 1 bedroom, 1 bathroom CORNER UNIT, centrally located in the heart of Kensington. This meticulously maintained suite is located in one of the most sought-after concrete complexes in Calgary. You cannot beat the location, perfectly suited for your inner-city lifestyle with easy access to transit and daily amenities including an array of amazing local restaurants and shops literally steps away. As soon as you walk in you are greeted by the tastefully designed kitchen complete with all stainless steel appliances, Bosch gas stove, tons of cabinet space and a built in wine rack. The kitchen is a chef's dream! The open-concept design flows seamlessly from the kitchen into the dining area and spacious living room, where you can conveniently step out onto the balcony for fresh air and enjoy your stunning downtown views! The open layout is perfect for entertaining or simple relaxation, with expansive floor to ceiling windows- an absolute dream that allows natural sunlight to flow through seamlessly to create a peaceful and serene ambience. This condo has 1 large bedroom with huge windows that bring in tons of that sunshine to enjoy, and a spa like 4pc bathroom that you will want to settle into immediately. There is also a large flex room spacious enough for additional in suite storage for things like another closet, bikes, seasonal storage etc. You will appreciate the convenience of in-suite storage with your own washer and dryer, ensuring a seamless living experience. The comfort extends with central air conditioning for those warm summer days. Located in one of Calgary's most desirable neighbourhoods, this condo is not just a home; it's a lifestyle. Look no further for the discerning urbanite or investor seeking convenience, style, and a touch of luxury—this Kensington gem is the perfect place to call HOME!**

Inclusions: **None**
Property Listed By: **Century 21 Bamber Realty LTD.**

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







