



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**301 10 Street #403, Calgary T2N 1V8**

MLS® #: **A2185585**

Area: **Hillhurst**

Listing Date: **01/06/25**

List Price: **\$389,900**

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: **Parkade**

Finished Floor Area

Abv Sqft: **582**  
Low Sqft:  
Ttl Sqft: **582**

DOM

**16**  
Layout  
Beds: **1 (1)**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

Construction: **Concrete**  
Flooring: **Carpet, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:  
**Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 10`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 8`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 8`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`3" x 9`1"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`2" x 4`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`6" x 5`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`2" x 6`11"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$453

Fee Simple

DC

Fee Freq:  
Monthly

Legal Desc: 1612278

Remarks

Pub Rmks: **Welcome to modern urban living in this thoughtfully designed 1-bedroom condo, perfectly situated in the vibrant and walkable Hillhurst neighborhood, locally known as Kensington. Offering downtown views, this unit is ideal for those seeking a stylish, maintenance-free lifestyle in one of Calgary's most desirable areas. Discover an open-concept layout, with high end finishing. The contemporary kitchen boasts flat-panel cabinets, quartz countertops, stainless steel appliances, a gas cooktop, under-cabinet lighting, and a built-in wine rack. The breakfast bar seating makes casual dining and entertaining a breeze, while the adjacent, and designated dining, and living areas provide ample space for all. The bedroom is a skyline retreat with a wall of windows, filling the space with natural light. A modern walkthrough closet leads to a spa-inspired cheater-ensuite. Relax in the soaker tub or enjoy the glass-enclosed shower and floating vanity with under-cabinet lighting. Additional storage and convenience are provided by the spacious in-suite laundry room. The private balcony allows one to soak in the stunning views of downtown and the Kensington streetscape. The unit includes one titled underground parking stall, an assigned storage locker, and access to a car wash in the parkade. Located just steps from boutique shops, cafes, restaurants, gyms, and entertainment, this condo offers unparalleled convenience. The Bow River pathways and C-Train station are a short walk away, providing easy access to outdoor adventures and downtown. This condo does consider pets, and is perfect for professionals, downsizers, or anyone looking for a sophisticated home in a lively, amenity-rich neighborhood**

Inclusions: **None**  
Property Listed By: **RE/MAX House of Real Estate**

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

















