



THE
A-TEAM

**RE/MAX
FIRST**

100 10A Street #504, Calgary T2N4T3

MLS®#: **A2187336**

Area: **Hillhurst**

Listing Date: **01/13/25**

List Price: **\$2,850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2027**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,905**
Low Sqft:
Ttl Sqft: **1,905**

DOM

9

Layout

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

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Waterfront

220 Volt Wiring,Gated,Heated Garage,Parkade,Secured,Titled,Underground

Utilities and Features

Roof: **Concrete,Flat**

Heating: **Central**

Sewer:

Ext Feat: **Other**

Construction:

Concrete

Flooring:

Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Freezer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Wine Refrigerator

Int Feat:

Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,Quartz Counters,Smart Home,Steam Room,Storage,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	20`8" x 16`11"	Dining Room	Suite	23`2" x 13`3"
Kitchen	Suite	16`10" x 10`6"	Spice Kitchen	Main	11`7" x 5`8"
Storage	Main	4`6" x 6`2"	Bedroom - Primary	Main	14`0" x 13`4"
Walk-In Closet	Main	7`1" x 8`10"	6pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	9`7" x 14`5"	3pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:

\$1,578

Title:

Fee Simple

Zoning:

DC

Fee Freq:
Monthly

Legal Desc: 0

Remarks

Pub Rmks: **Only a few Broadview's left in presale! Welcome to your dream single-level residence in the sky overlooking the river at The Kenten. Masterfully designed by architects Davignon and Martin, The Broadview is designed to give Calgarians an inner-city experience without sacrificing the comforts appreciated in an executive home. At 48 feet of unobstructed river frontage, this could be described as having a city lot in the sky to build your custom home. As you step in, you are greeted by a direct view of the river; floor to ceiling triple-pane windows; a 22 foot wide spacious open concept kitchen, living, and dining rooms designed to entertain your family and friends. Enjoy a gourmet kitchen with Sub-Zero & Wolf appliances including a dedicated fridge and freezer, a butler's pantry, an abundance of storage, a bar, wine wall, and fireplace that all flow towards your opening wall system. Step out onto your 200 square foot terrace overlooking the beautiful Bow River. Enjoy a spacious primary bedroom with custom millwork, walk-in closet, and 6 piece ensuite bathroom with a floating tub, heated floors, and double shower with steam. The second bedroom comes with a built-in murphy bed with room for a desk and also overlooks the river. An additional bathroom and laundry room complete the residence accompanied by 2 bike racks, 2 titled storage lockers, and 2 titled parking stalls. There are 3 Modern palettes to choose from that can be further customized to your liking. The Kenten features over 8,000 square feet of amenities including a sky lounge, gym overlooking Kensington, golf simulator, sauna, hot tub, concierge, guest suites, car wash, and more. Explore a simplified lock and leave lifestyle you didn't know was possible, with 250+ shops and restaurants in Kensington and river pathways stemming from one end of the city to the other. Now preselling, our Show Suite is open for viewings by private appointment. With only 42 residences, don't miss this once in a lifetime opportunity to live at the most interesting corner in Calgary.**

Inclusions: **N/A**
Property Listed By: **Purpose Realty**

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







