

406, 301 10 Street NW  
Calgary, Alberta

MLS # A2184760



**\$409,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	627 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 456
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** None

OPEN HOUSE, SUNDAY, JAN 12TH, 12-2 PM! 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 neighborhoods, 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!