311, 301 10 Street NW
Calgary, Alberta

MLS # A2216938

$380,000

Division:	Hillhurst
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	580 sq.ft.	**Age:**	2016 (9 yrs old)
Beds:	1	**Baths:**	1

Garage:	Heated Garage, Secured, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	Street Lighting

Heating:	Fan Coil, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Rubber, Tar/Gravel	**Condo Fee:**	$ 445
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, Elevator, High Ceilings, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions:	N/A

Experience modern, luxurious living in this beautifully appointed 1 bedroom, 1 bathroom condo in the heart of Kensington. This 580 sq ft unit is impeccably maintained and offers central air conditioning within one of Calgary's most desirable fully concrete buildings. The high-end kitchen is a chef's delight, showcasing sleek glossy cabinetry, quartz countertops, a gas cooktop, built-in oven, upgraded stainless steel appliances, and smart storage solutions—including a built-in wine rack. The open-concept layout flows effortlessly from the kitchen into a spacious living and dining area, with access to your private west-facing balcony—perfect for morning coffee or evening unwinding. The spacious bedroom includes a large walk-in closet, and the stylish 4-piece bathroom features quartz countertops and a glass walk-in shower. Additional highlights include in-suite laundry with extra storage, titled underground parking, and an assigned storage locker. Located just steps from the Bow River, Sunnyside C-Train Station, and Downtown Calgary, you'll love the unbeatable access to shops, restaurants, public art, and walking/bike paths. The building also features two coffee shops and an Orange Theory Fitness on the ground level. This is truly urban living at its best—schedule your private showing today!