



**GRASSROOTS**  
REALTY GROUP

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502, 301 10 Street NW  
Calgary, Alberta

MLS # A2217170



**\$415,000**

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	604 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Some furniture is negotiable

Experience contemporary urban living in this stylish one-bedroom, one-bathroom condo situated in a sought-after concrete building in the heart of Kensington—just steps from Red’s Diner, trendy shops, restaurants, and everyday amenities. This thoughtfully designed unit offers central air conditioning, an open-concept layout, and a modern kitchen with quartz countertops, sleek cabinetry, a gas cooktop, built-in oven, upgraded stainless steel appliances, and plenty of storage. The bright living area features east-facing windows with a lively street view, ideal for morning coffee or entertaining guests. The spacious bedroom includes a generous walk-in closet, while the four-piece bathroom boasts quartz counters and a glass walk-in shower. Additional perks include in-suite laundry, titled underground parking, an assigned storage locker, and secure building access. All just a short walk from the Bow River pathway system, Sunnyside C-Train Station, and downtown Calgary. If you’re seeking modern comfort in an unbeatable location, this is the one.