



**GRASSROOTS**  
REALTY GROUP

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507, 301 10 Street NW  
Calgary, Alberta

MLS # A2236940



**\$390,000**

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	581 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, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers		

Inclusions: None

Nestled in Calgary's lively Kensington entertainment district, this stylish 1-bedroom apartment is an urban retreat designed for modern living and effortless functionality—ideal for investors, professionals, and startup couples. Featuring 8.6 ft ceilings and expansive windows that flood the open-concept layout with natural light, the home boasts a sleek kitchen with high-gloss cabinetry, quartz countertops, clever storage solutions, a built-in wine rack, and premium energy-efficient appliances from BOSCH and Fisher & Paykel. The spacious bedroom offers a walk-through closet and a spa-inspired ensuite complete with a soaker tub, glass shower, and floating vanity. Step out onto a private balcony with a gas BBQ hookup and take in stunning sunset views over Hillhurst. Additional perks include digitally controlled A/C, USB outlets, a titled underground parking stall, storage locker, self-serve car wash, and secure bike storage. JUST STEPS from Sunnyside C-Train station, restaurants, shops, cafés, grocery stores, parks, river pathways, and downtown—this is the sophisticated lifestyle you've been waiting for. Don't miss this opportunity—schedule your private showing today!