



**GRASSROOTS**  
REALTY GROUP

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609, 301 10 Street NW  
Calgary, Alberta

MLS # A2237241



**\$410,000**

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	585 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: n/a

Welcome to The Kensington by Bucci Developments, an iconic concrete building located in the heart of vibrant Hillhurst and Sunnyside! This TOP FLOOR, 1 bedroom penthouse suite offers sweeping west views from its terrace-style balcony. Bathed in natural light, the open floor plan showcases floor-to-ceiling windows, high ceilings, and elegant modern finishes throughout. The sleek kitchen features high-gloss cabinetry with under-cabinet lighting, quartz countertops, stainless steel appliances including a gas cooktop, built-in microwave, wine rack, and large peninsula island with an eat-up bar&mdash;perfect for entertaining. The spacious living and dining area flow seamlessly out to the private balcony, ideal for morning coffee or evening sunsets. The primary bedroom boasts stunning views, a walk-through closet with custom built-ins, and a spa-like ensuite with a tiled shower and glass doors. Additional features include in-suite laundry, upgraded Nest thermostat, and custom storage throughout. Enjoy an assigned storage locker and titled underground parking stall in the heated parkade, plus amenities like a car wash station. Steps to Sunnyside C-Train station, Riley Park, Bow River pathways, SAIT, and endless shops, restaurants, and caf&eacute;s. Live the ultimate inner-city lifestyle&mdash;this home offers exceptional value in one of Calgary&rsquo;s most trending neighbourhoods!