



**GRASSROOTS**  
REALTY GROUP

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905, 100 10A Street NW  
Calgary, Alberta

MLS # A2251908



**\$4,000,000**

|           |                                                                              |        |                   |
|-----------|------------------------------------------------------------------------------|--------|-------------------|
| Division: | Hillhurst                                                                    |        |                   |
| Type:     | Residential/High Rise (5+ stories)                                           |        |                   |
| Style:    | Apartment-Single Level Unit                                                  |        |                   |
| Size:     | 2,230 sq.ft.                                                                 | Age:   | 2027 (-1 yrs old) |
| Beds:     | 3                                                                            | Baths: | 3                 |
| Garage:   | 220 Volt Wiring, Gated, Heated Garage, Parkade, Secured, Titled, Underground |        |                   |
| Lot Size: | -                                                                            |        |                   |
| Lot Feat: | Views                                                                        |        |                   |

|             |                                                                                                                                                    |            |          |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|
| Heating:    | Central                                                                                                                                            | Water:     | -        |
| Floors:     | Hardwood                                                                                                                                           | Sewer:     | -        |
| Roof:       | Concrete, Flat                                                                                                                                     | Condo Fee: | \$ 1,896 |
| Basement:   | -                                                                                                                                                  | LLD:       | -        |
| Exterior:   | Concrete                                                                                                                                           | Zoning:    | DC       |
| Foundation: | Poured Concrete                                                                                                                                    | Utilities: | -        |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |            |          |
| Inclusions: | N/A                                                                                                                                                |            |          |

Welcome to your dream single-level Penthouse with your own private riverfront rooftop patio at The Kenten. Masterfully designed by architects Davignon and Martin, The Sable spans 96 feet of glass with 11 foot ceilings and both sunrise and sunset elevations. As you step in, you are greeted by a large living space with triple pane windows overlooking the river; featuring an beautiful kitchen, living, dining, and 450 square foot wrap around balcony, all designed to entertain your family and friends. Enjoy a gourmet kitchen with Sub-Zero & Wolf appliances, gas range, custom millwork, walk-in pantry, and fireplace that all flow towards your opening wall system. The large primary bedroom has an office/den, a large walk-in closet, and a 6-piece ensuite bathroom with a floating tub and heated floors., and a steam shower. The second bedroom come has it's own ensuite bathroom, and a 3rd bedroom and bathroom complete the residence. The penthouse is accompanied by 2 bike racks, 2 titled storage lockers, and 3 titled parking stalls or garage conversion. There are 3 modern palettes to choose from that can be further customized to your liking. The Kenten features over 8,000 square feet of amenities including a sky lounge, gym overlooking Kensington, golf simulator, sauna, hot tub, concierge, guest suites, car wash, and more. Explore a simplified lock and leave lifestyle you didn't know was possible, with 250+ shops and restaurants in Kensington and river pathways stemming from one end of the city to the other. Now in construction, our sales center is open for viewings by private appointment. With only 44 residences, don't miss this once in a lifetime opportunity to live at the most interesting corner in Calgary.