

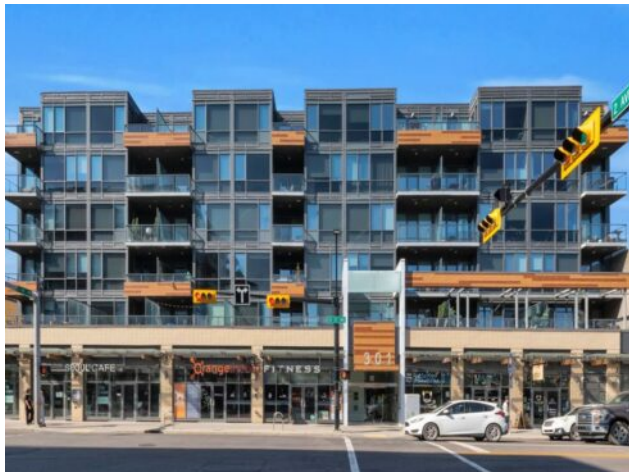


GRASSROOTS
REALTY GROUP

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211, 301 10 Street NW
Calgary, Alberta

MLS # A2258419



\$369,900

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:	Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Storage		

Inclusions: Wall-Mounted TV

Discover your inner-city retreat in a premiere concrete building located in the vibrant community of Hillhurst, one of our city's most desirable neighborhoods. The highlight of this 580 sq. ft. apartment is its spacious 200+ sq. ft. private balcony with a gas line for a BBQ — perfect for entertaining friends and family, enjoying morning coffee, or simply unwinding in your own outdoor sanctuary. Inside, the bright open layout seamlessly connects to a modern kitchen featuring high-gloss cabinetry, quartz countertops, and premium stainless-steel appliances, including a Bosch gas cooktop, stove, dishwasher, microwave, and Fisher & Paykel refrigerator. Expansive floor-to-ceiling balcony doors bathe the space in natural light, creating a warm, welcoming atmosphere. Your comfort is thoughtfully considered with AC, a Nest thermostat, and in-suite laundry with generous storage. The spa-inspired bathroom is sleek and sophisticated, offering both a separate glass shower and an oversized soaking tub — the perfect place to relax after a busy day. This home includes a titled, heated underground parking stall, a private storage unit, and access to secure bike storage — providing convenience and peace of mind for city living. Located a short distance from the Bow River, Riley Park, the Sunnyside C-Train station, Safeway, and a variety of shops and restaurants, you'll enjoy the perfect balance of inner-city convenience and personal tranquility.