



GRASSROOTS
REALTY GROUP

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607, 301 10 Street NW
Calgary, Alberta

MLS # A2260286



\$365,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	584 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Wired for Data		
Inclusions:	Built-in dishwasher, Fridge, gas cooktop and oven, microwave hood fan, blinds, washer and dryer, 2 key fobs		

Welcome to this stunning one-bedroom penthouse suite located in the highly sought after community of Hillhurst. Perfectly positioned for an inner-city lifestyle, you'll be just steps away from downtown, the Sunnyside C-Train station, Riley Park, trendy coffee shops, boutique shopping, and some of Calgary's best restaurants. This top floor unit is designed to impress with a bright, open layout and floor-to-ceiling windows that fill the space with natural light. The kitchen, complete with quartz countertops, stainless steel appliances, and a gas cooktop with an eat-up breakfast bar, flows seamlessly into the dining and living areas, the perfect open-concept space for entertaining or relaxing at home. The private balcony offers breathtaking mountain views, an ideal backdrop for your morning coffee or evening wind-down. The primary bedroom features a walk-through closet leading to a spa-inspired ensuite, creating a relaxing retreat right at home. Additional features include in-suite laundry, a titled heated underground parking stall, an assigned storage locker, bike room and access to a residents' car wash. If you've been looking for the perfect blend of convenience, style, and comfort in the heart of Calgary, this Hillhurst penthouse is it! Pets are welcome with board approval. This property is a fantastic investment opportunity and a must - see!