



**GRASSROOTS**  
REALTY GROUP

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206, 630 10 Street NW  
Calgary, Alberta

MLS # A2266921



**\$415,000**

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,052 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 812
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub		

**Inclusions:** Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

FRESHLY PAINTED | CORNER UNIT | OPEN FLOOR PLAN | TWO BALCONIES | NATURAL LIGHT | TITLED UNDERGROUND PARKING | HEALTHY RESERVE FUND | Welcome to The Royal Kensington! This bright and spacious 2 bedroom, 2 bathroom corner unit offers over 1,050 sq ft of living space and features two balconies, fresh paint, and sun-filled rooms throughout. Highlights include newer wide plank hardwood flooring, granite countertops, in-floor heating, a cozy corner gas fireplace, in-suite laundry, titled underground parking, and additional storage. The building also offers ample visitor parking for your guests. The location is unbeatable, just half a block to the C-Train and steps from everything Kensington has to offer, including boutiques, pubs, restaurants, coffee shops, Safeway, and more. Enjoy being within walking distance to SAIT, Jubilee Auditorium, Downtown, the Peace Bridge, Eau Claire Market, Prince's Island Park, and the walking/bike paths along Memorial Drive. Plus, it's right across from beautiful Riley Park and offers quick access to Memorial Drive and 16th Ave, both leading to Highway 1 and Deerfoot Trail. Come see why this one stands out, book your showing today!