



**209, 301 10 Street NW
Calgary, Alberta**

MLS # A2299630



\$344,990

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	579 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home		

Inclusions: N/A

Experience a premium urban lifestyle in the heart of Hillhurst with this spacious one-bedroom condo at The Kensington, where high-quality construction meets sophisticated design. The interior features floor-to-ceiling windows and a patio door, which fill the well-appointed space with natural light and showcase peaceful west-facing views. This thoughtfully designed condo offers a full-sized kitchen with ample cabinet and counter space, upgraded appliances, and an open layout that connects to the dining and living areas, creating the perfect space to prepare and entertain. The full-sized primary bedroom has a walk-through closet to the 4pc luxury bathroom, including a separate soaker tub and walk-in shower. Outdoor living enthusiasts will appreciate the oversized west-facing balcony (18'9"x15'9") that extends the living space beautifully. Other key features include insuite laundry, custom cabinetry for optimal storage, central air conditioning, titled underground parking, assigned separate storage lockers, secure bicycle storage, a car wash bay, visitor parking, and pet-friendly policies. The Kensington by BUCCI is a concrete construction, ensuring maximum soundproofing and durability. Located just steps from downtown Calgary and the Sunnyside C-Train station, this location offers a truly walkable lifestyle with all the local amenities nearby. Plus, easy access to the city's main roads makes this property the perfect blend of modern luxury, convenient living, and affordability.