



GRASSROOTS
REALTY GROUP

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507, 100 10A Street NW
Calgary, Alberta

MLS # A2069214



\$1,575,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	1,456 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	2	Baths:	2
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:	\$ 1,109
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 residence in the sky overlooking beautiful Kensington at The Kanten. Masterfully designed by architects Davignon and Martin, The Riley is designed to give Calgarians a spacious luxury option for people coming from both a smaller condo or a larger home. As you step in, you are greeted by a direct view of the Kensington valley; floor to ceiling triple-pane windows; a 22-foot-wide living space featuring open concept kitchen, living, and dining, designed to entertain your family and friends. Enjoy a gourmet kitchen with gas range, custom millwork, built-in pantry, and fireplace that all flow towards your opening wall system onto a large terrace overlooking Kensington. The large primary bedroom has balcony access, a large walk-in closet that can be converted to partial storage, and a 5-piece ensuite bathroom with a floating tub and heated floors. The second bedroom comes with a built-in murphy bed and a glass wall separating the office area. An additional bathroom and laundry room complete the residence accompanied by 2 bike racks, 2 titled storage lockers, and 2 titled parking stalls. There are 3 modern palettes to choose from that can be further customized to your liking. The Kanten 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 preselling, our show suite 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.

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