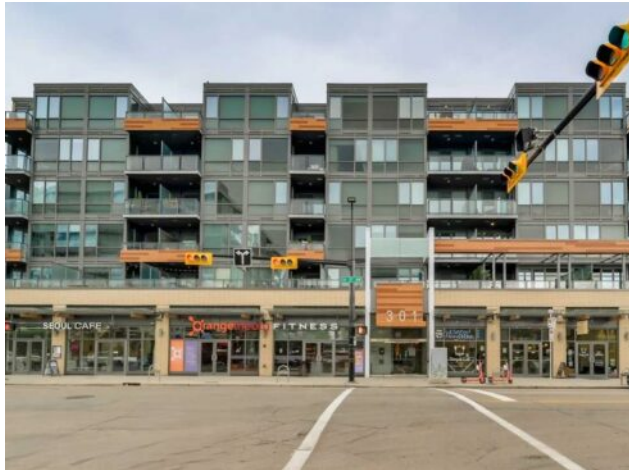




403, 301 10 Street NW
Calgary, Alberta

MLS # A2147048



\$414,500

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	589 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: BBQ on balcony

Spacious 1 bedroom condo with DOWNTOWN VIEWS in the heart of Kensington, with one underground titled parking stall, an assigned storage locker, and a CAR WASH in the parkade! The well-thought-out layout provides kitchen, dining area, living area with patio door out to the balcony, bedroom with walkthrough closet, cheater-ensuite bathroom, and a laundry/storage room. Featuring contemporary design with flat panel cabinets, QUARTZ COUNTERS, and laminate floors. The generous kitchen has stainless steel appliances, GAS COOK-TOP, under cabinet lighting, and a built-in wine rack. And there is breakfast bar seating for casual dining. The living area is generous with space for dining area and living area. Patio doors open onto the balcony which provides great views of Kensington and downtown. A bright bedroom with a wall of windows, has a custom FIREPLACE, and a walkthrough closet. This leads into the cheater ensuite bathroom with separate glass enclosed shower stall, soaker tub, and floating vanity with under-cabinet lighting. And the large laundry/ storage room is perfect for condo living. This pet-friendly condo is situated in the popular Kensington/Hillhurst area. A truly walkable neighbourhood with grocery store, restaurants, cafes, and array of stores, gyms, and entertainment on your doorstep. The Bow River pathway system is just a few minutes walk away. And access downtown on foot or by bike is a breeze. Plus, the c-train station is just 1 block away. This unit would suit anyone looking for a maintenance-free lifestyle in a safe and convenient downtown location with the best the city has to offer. Make this your right move!