



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

203, 301 10 Street NW
Calgary, Alberta

MLS # A2287870



\$364,900

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	589 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

Welcome to urban living at its finest in The Kensington, ideally located in the vibrant community of Hillhurst. This beautifully appointed 1-bedroom, 1-bathroom unit showcases modern finishes and an open-concept layout designed for both comfort and functionality. The stunning U-shaped kitchen features high-gloss cabinetry, excellent counter space, a built-in wine rack, and premium stainless steel Bosch appliances, including a gas stove, perfect for those who love to cook and entertain. The kitchen seamlessly opens to the bright living/dining area, offering flexibility for adding a home office setup or a sunny reading nook. Step outside to your spacious private south facing balcony, complete with a convenient BBQ gas line, ideal for entertaining or relaxing evenings at home. The generous primary bedroom offers a large walk-through closet with thoughtfully designed shelving for maximum organization and direct access to the elegant 4-piece bathroom. Enjoy luxury touches including a deep soaker tub, glass surround stand up shower, large vanity with ample storage, built-in shelving, and a cheater door providing convenient access from the main living space. Additional highlights include a dedicated laundry room near the entrance with side by side washer and dryer with extra storage space and an additional front closet area. Central air conditioning ensures year round comfort and this unit also comes with one TITLED underground parking stall and an assigned storage locker, an added bonus that is priceless with condo living. Additionally the building also offers a residents car wash and bike storage! Residents will love the unbeatable location with retail amenities right on the main floor, including Orange Theory Fitness and a cafe, plus just a 5-minute walk to Sunnyside LRT station. Enjoy quick access to the Bow River pathways, downtown core, and the

countless shops and restaurants that make Kensington one of Calgary's most sought-after neighbourhoods. This is a rare opportunity to own a sophisticated home that perfectly blends luxury, convenience, and that unbeatable inner city lifestyle.