



GRASSROOTS
REALTY GROUP

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208, 630 10 Street NW
Calgary, Alberta

MLS # A2304258



\$315,000

Division:	Sunnyside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	687 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

LOCATION! LOCATION! LOCATION! Welcome to the Royal Kensington, a prestigious building in the heart of Sunnyside/Kensington across the street from Riley Park and steps to all the trendy shops, eateries, and restaurants. This spacious and well laid out condo offers an unbeatable combination of comfort, style, and walkable inner-city convenience. Step inside and you're greeted by gleaming hardwood floors guiding you into the open concept floorplan. The upgraded kitchen offers maple shaker cabinetry, quartz counters, stainless steel appliances, mosaic tile backsplash, undermount sink, and center island. Large living room/dining room with corner gas fireplace and garden door out to the wall to wall private balcony. The oversized primary bedroom is a true retreat and features its own access to the covered balcony. Perfect spot for morning coffee or winding down at the end of a busy day. In suite laundry room with lots of storage space completes the interior of this great floorplan. Included is a heated underground parking stall (#43) separate storage locker (#14) and ample visitor parking. Park your car at home and walk to everything Kensington has to offer, including shopping, boutique stores, restaurants, coffee shops, fitness studios, health and wellness services, movie theatre, and specialty foods. As well as an abundance of parks and green spaces close by, a weekly farmers market down the street, and various community gardens. Quick access to the DT Core with a short stroll across the Peace Bridge, walking distance to C-Train station, and minutes to Sait. Whether you're a first time buyer, investor, or simply looking for the ultimate urban lifestyle, this is inner city living at its finest and a must see!

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