



GRASSROOTS
REALTY GROUP

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201, 301 10 Street NW
Calgary, Alberta

MLS # A2306860



\$614,900

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,025 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 755
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Stone Counters		

Inclusions: N/A

Welcome HOME !! Absolutely stunning 2-bedroom, 2-bathroom condo in the heart of Kensington offering 1,015 sq ft—the largest unit in the complex and nearly 1.5x the size of most others. This bright, open-concept layout feels more like a bungalow than a typical condo, featuring a spacious living area that flows into a gourmet kitchen with quartz countertops, ample cabinetry, and excellent storage. Both generously sized bedrooms include their own ensuites, making it ideal for guests, roommates, or professionals. The standout feature is the rare, oversized patio that stretches the full length of the unit, overlooking downtown and the vibrant energy of 10th Street and Kensington’s shops, restaurants, and amenities. Additional highlights include in-suite laundry, extra storage, and a well-maintained unit currently rented to responsible professional tenants. With an exceptional Walk Score of 97 and Bike Score of 99, this is urban living at its finest—rare, spacious, and unmatched value in one of Calgary’s most desirable inner-city neighbourhoods.