



**306, 630 10 Street NW**  
**Calgary, Alberta**

**MLS # A2307369**



**\$449,000**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,060 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 821
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** n/a

Welcome to Royal Kensington : Big Bright, 2 bed, 2 bath corner unit home in the heart of Kensington, walkable to everything, with underground heated parking, downtown views, and almost 1100 square feet of living space! With 2 balconies, an open concept layout, titled parking, and a bright corner unit location with S and E facing windows, this home leaves nothing to be desired. The open concept floor plan stainless steel appliances, large living room with gas fireplace and downtown views, separate dining area, 2 full baths, and 2 large bedrooms. The huge master bedroom features it's own private balcony, a walk in closet, and a master spa with dual sinks, soaker tub, and separate shower. Directly across from Riley Park amongst all of the amenities of Kensington. Walk downtown, to the river, or the LRT. Other features include in suite laundry, an additional storage locker, and one of the best titled parking spots in the building. Come See this Condo!!