



304, 301 10 Street NW  
Calgary, Alberta

MLS # A2308842



**\$340,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	598 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Enclosed, Guest, Heated Garage, Owned, Parkade, Secured, S		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 453
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

**Inclusions:** TV Wall Mount, Patio Flooring

Stylish, modern, and set right in the heart of Kensington, this home delivers the kind of inner city lifestyle people actually move here for. The open layout makes smart use of the space, with a luxury kitchen featuring quartz counters, tile backsplash, premium Fisher & Paykel and Bosch appliances, and a gas range that gives the home a level of finish rarely found in a one bedroom condo. The neutral paint palette keeps everything feeling clean and timeless, while the bathroom brings an upscale feel with quartz counters, floor to ceiling tile, a walk-in shower, and a separate soaker tub. You’ll enjoy beautiful downtown skyline views, great natural light, and a perspective that showcases the character and energy of Kensington. The large balcony extends the living space outdoors and includes a gas line for summer grilling. Practical details are covered too, with in unit storage space, a dedicated laundry room with stacking washer/dryer, titled parking, visitor parking, and a bicycle storage room. Outside the building, you are steps from Kensington’s local restaurants, cafés, shops, and everyday amenities, with favourites like Safeway, Riley Park, the Bow River pathways, and Sunnyside CTrain all nearby. Inner city convenience, elevated finishings, and a view that actually gives the home a little soul.