



GRASSROOTS
REALTY GROUP

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507, 301 10 Street NW
Calgary, Alberta

MLS # A2328693



\$360,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions:	N/A
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Elevate your urban lifestyle in this pet-friendly sophisticated fifth-floor sanctuary, tucked away on the quiet west side of the prestigious, concrete-built Kensington building. Inside, the kitchen is designed to impress, anchored by stainless steel appliances and a gas cooktop, plus a custom-integrated wine rack, all framed by elegant quartz countertops and a peninsula with seating. Practicality is a priority here with the inclusion of convenient in-suite laundry, an in-unit storage room, and a separate assigned storage locker for all your seasonal gear. The primary bedroom serves as a sun-drenched escape, featuring large windows and a walk-through closet that leads directly into the spa-inspired bathroom. This retreat offers a deep soaker tub, a separate glass enclosed shower, and a sleek vanity with quartz countertops. Beyond the unit walls, the building offers a level of convenience rarely seen, including central air conditioning, titled underground parking, a dedicated car wash bay, and secure bike storage. Whether you are walking through Riley Park, commuting via the nearby Sunnyside LRT, or exploring the boutique shops and cafes of Kensington, this pet friendly residence offers the perfect balance of a serene retreat and vibrant urban vitality!