



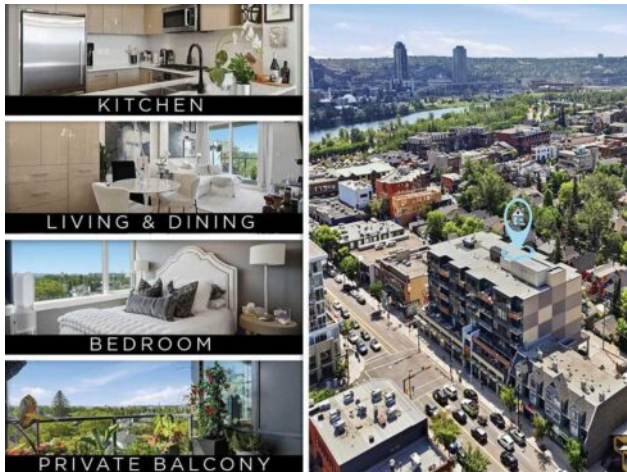
**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

510, 301 10 Street NW  
Calgary, Alberta

MLS # A2333080

**\$379,999**



|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Hillhurst                          |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 578 sq.ft.                         | Age:   | 2016 (10 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Parkade, Titled, Underground       |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                           |            |        |
|-------------|-----------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Boiler                                                                                                    | Water:     | -      |
| Floors:     | Carpet, Tile, Vinyl                                                                                       | Sewer:     | -      |
| Roof:       | -                                                                                                         | Condo Fee: | \$ 445 |
| Basement:   | -                                                                                                         | LLD:       | -      |
| Exterior:   | Concrete, Mixed                                                                                           | Zoning:    | DC     |
| Foundation: | Poured Concrete                                                                                           | Utilities: | -      |
| Features:   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage |            |        |

**Inclusions:** 2 TV Mounts, Black shelves in Living area, Glass shelves in Bathroom, Cabinets in Dining area

Tucked into one of Calgary's most sought-after inner-city neighbourhoods, this 578 sq. ft. condo delivers style and function in equal measure. Sunlight pours through west-facing windows across an open floor plan, anchored by a sleek kitchen with quartz counters, a breakfast bar, stainless appliances, a gas range, and extra cabinetry along the dining wall. The primary bedroom is a genuine retreat, flooded with natural light and connected to a walk-through closet outfitted with a custom California Closets system. The ensuite continues the polish with a large tiled shower, deep soaker tub, mood-setting LED lighting, and a heated towel rack for cold mornings. Laundry day gets easier too: the washer and dryer are less than a year old, tucked into their own California Closets-organized laundry nook. Central air keeps things cool through summer, and the private balcony, positioned on the quiet west side of the building, comes ready for a gas grill or patio heater so you can make the most of long evenings under the trees this established block is known for. This 2016-built condo comes with secure heated underground parking, a private storage locker, indoor bike storage, and access to a complimentary car and bike wash bay. Step outside and you're within walking distance of 10th Street's cafés, restaurants, and boutique fitness studios, plus a short stroll to the Sunnyside LRT. Meanwhile, your unit stays shielded from the noise on the building's peaceful west flank. schedule your showing today.