



GRASSROOTS
REALTY GROUP

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504, 301 10 Street NW
Calgary, Alberta

MLS # A2333477



\$360,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	601 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 456
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: Furniture can be negotiable

Welcome to your chic urban retreat in the heart of Hillhurst, where style, comfort, and location come together. This beautifully finished 1-bedroom, 1-bathroom condo offers stunning downtown Calgary views, concrete construction, titled underground parking, central air conditioning, and a bright open-concept layout designed for modern living. The contemporary kitchen features quartz countertops, a gas cooktop, built-in oven, stainless steel appliances, and a large island perfect for entertaining. Floor-to-ceiling windows fill the space with natural light and lead to your private balcony overlooking the city skyline. The spacious bedroom is complemented by a spa-inspired bathroom with a separate glass shower and soaker tub, while in-suite laundry with a full sized washer/dryer and additional storage add everyday convenience. Just steps from Kensington's cafés, restaurants, boutique shopping, the Bow River pathways, and downtown, this is exceptional urban living in one of Calgary's most sought-after communities. Furniture is negotiable, making this a fantastic opportunity for first-time buyers looking for a move-in-ready home or investors seeking a turnkey rental property.