



507, 301 10 Street NW Calgary, Alberta

MLS # A2236940



\$399,900

Division: Hillhurst Type: Residential/High Rise (5+ stories) Style: Apartment-Single Level Unit Size: 581 sq.ft. Age: 2016 (9 yrs old) Beds: 1 Baths: 1 Garage: Underground Lot Size: -				
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Garage: Underground Lot Size: -	Size:	581 sq.ft.	Age:	2016 (9 yrs old)
Lot Size:	Beds:	1	Baths:	1
	Garage:	Underground		
Lot Feat:	Lot Size:	-		
Lot i eat.	Lot Feat:	-		

Heating: Water: Fan Coil, Natural Gas Floors: Sewer: Carpet, Laminate, Tile Roof: Condo Fee: \$ 445 **Basement:** LLD: Exterior: Zoning: DC Concrete, Mixed Foundation: **Utilities:**

Features: Breakfast Bar, Closet Organizers

Inclusions: None

Nestled in Calgary's lively Kensington entertainment district, this stylish 1-bedroom apartment is an urban retreat designed for modern living and effortless functionality—ideal for investors, professionals, and startup couples. Featuring 8.6 ft ceilings and expansive windows that flood the open-concept layout with natural light, the home boasts a sleek kitchen with high-gloss cabinetry, quartz countertops, clever storage solutions, a built-in wine rack, and premium energy-efficient appliances from BOSCH and Fisher & Paykel. The spacious bedroom offers a walk-through closet and a spa-inspired ensuite complete with a soaker tub, glass shower, and floating vanity. Step out onto a private balcony with a gas BBQ hookup and take in stunning sunset views over Hillhurst. Additional perks include digitally controlled A/C, USB outlets, a titled underground parking stall, storage locker, self-serve car wash, and secure bike storage. JUST STEPS from Sunnyside C-Train station, restaurants, shops, cafés, grocery stores, parks, river pathways, and downtown—this is the sophisticated lifestyle you've been waiting for. Don't miss this opportunity—schedule your private showing today!