

**609, 301 10 Street NW
Calgary, Alberta**

MLS # A2237241



\$399,900

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|------------------|------------------------------------|---------------|------------------|
| Division: | Hillhurst | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 585 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Central | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 445 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Mixed | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Quartz Counters | | |

Inclusions: n/a

**** CHECK OUT THE 3D TOUR **** Welcome to The Kensington by Bucci Developments, an iconic concrete building located in the heart of vibrant Hillhurst and Sunnyside! This TOP FLOOR, 1 bedroom penthouse suite offers sweeping west views from its terrace-style balcony. Bathed in natural light, the open floor plan showcases floor-to-ceiling windows, high ceilings, and elegant modern finishes throughout. The sleek kitchen features high-gloss cabinetry with under-cabinet lighting, quartz countertops, stainless steel appliances including a gas cooktop, built-in microwave, wine rack, and large peninsula island with an eat-up bar—perfect for entertaining. The spacious living and dining area flow seamlessly out to the private balcony, ideal for morning coffee or evening sunsets. The primary bedroom boasts stunning views, a walk-through closet with custom built-ins, and a spa-like ensuite with a tiled shower and glass doors. Additional features include in-suite laundry, upgraded Nest thermostat, and custom storage throughout. Enjoy an assigned storage locker and titled underground parking stall in the heated parkade, plus amenities like a car wash station. Steps to Sunnyside C-Train station, Riley Park, Bow River pathways, SAIT, and endless shops, restaurants, and cafés. Live the ultimate inner-city lifestyle—this home offers exceptional value in one of Calgary’s most trending neighbourhoods!