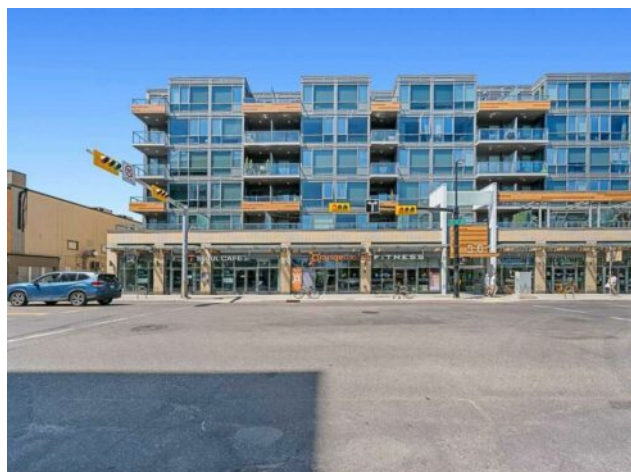


**305, 301 10 Street NW
Calgary, Alberta****MLS # A2238000****\$439,000**

Division:	Hillhurst		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	744 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 556
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: See remarks

The perfect condo in the perfect location! This 2 bedroom/den, 2 bathroom Kensington condo is situated in the heart of the most vibrant Calgary community-- surrounded by shopping, restaurants, shops, transit, the stunning river valley, endless pathways & a skip to downtown...So it's a walk or bike ride anywhere lifestyle. The location is not the only draw here, as this 3rd floor, corner unit is beautifully appointed w/ Air Conditioning, 9ft, floor-to-ceiling windows & 180 degree, panoramic downtown views from your gas, BBQ equipped balcony. The interior is upper-end with smart technology, USB's, fibre optics, Nest, modern-sleek appliances, custom cabinetry, quartz counters + gas stove. The primary bedroom has an ensuite w/ built-ins and hosts a walk-in closet. This is a very clean, updated and immaculate condo unit that is aggressively priced to move. First-time buyers, couples....Location and comfort meet the perfect lifestyle. This is it.