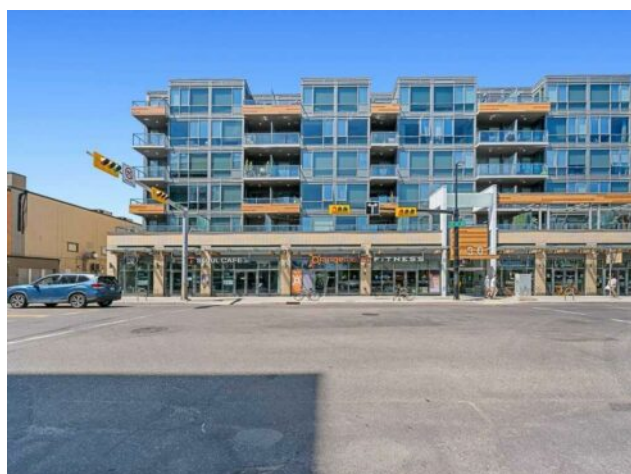


305, 301 10 Street NW  
Calgary, Alberta

MLS # A2238000



## \$439,000

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

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 556
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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.