

206, 630 10 Street NW  
Calgary, Alberta

MLS # A2281038



**\$400,000**

<b>Division:</b>	Sunnyside	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	1,052 sq.ft.	<b>Age:</b> 2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 812
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub		

**Inclusions:** Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

CORNER UNIT | FRESHLY PAINTED | OPEN FLOOR PLAN | TWO BALCONIES | IN-FLOOR HEATING | WIDE PLANK HARDWOOD | NATURAL LIGHT | TITLED UNDERGROUND PARKING | HEALTHY RESERVE FUND | Welcome to The Royal Kensington! This bright and spacious SE facing CORNER UNIT offers over 1,050 sq ft of well designed living space with 2 bedrooms and 2 bathrooms. FRESHLY PAINTED and filled with NATURAL LIGHT, the home features TWO lane facing BALCONIES that both enjoy beautiful MORNING SUN, along with VIEWS of the DOWNTOWN SKYLINE, all while being QUIETLY tucked away from 10th Street. Highlights include newer wide plank HARDWOOD flooring, GRANITE countertops, IN-FLOOR HEATING, a cozy corner gas FIREPLACE, in-suit laundry, titled UNDERGROUND PARKING, and additional STORAGE. The building also provides ample VISITOR PARKING for guests. The location is truly unbeatable, just half a block to the C-Train and steps from everything Kensington has to offer, including boutiques, pubs, restaurants, coffee shops, Safeway, and more. Enjoy being within WALKING DISTANCE to SAIT, the Jubilee Auditorium, Downtown, the Peace Bridge, Eau Claire Market, Prince's Island Park, and the extensive walking and biking paths along Memorial Drive. Situated directly across from Riley Park, with quick access to Memorial Drive and 16th Ave, connecting seamlessly to Highway 1 and Deerfoot Trail. Come see why this one stands out, book your showing today!