

**507, 301 10 Street NW**  
**Calgary, Alberta**

**MLS # A2236940**



**\$399,900**

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

|                    |                                  |                   |        |
|--------------------|----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil, Natural Gas            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                | <b>Condo Fee:</b> | \$ 445 |
| <b>Basement:</b>   | -                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Mixed                  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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!