

\$539,900 - 101, 301 10 Street Nw, Calgary

MLS® #A2087018

\$539,900

2 Bedroom, 2.00 Bathroom, 953 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Expertly crafted and designed, this LIVE/WORK condo in Kensington is a testament to modern design. It has an unmatched wall of FLOOR to CEILING WINDOWS that face west, architectural detailing, and custom design elements. Boasting a functional, single floor with two bedrooms and an OFFICE layout, this home is a beautifully designed, thoughtfully laid out living space, with 11ft high ceilings throughout. It has an outstanding GOURMET KITCHEN and open sightlines from throughout the home. Designed for the discerning buyer or design enthusiast who wants to take advantage of the opportunity to WORK FROM HOME. This unit features high-end finishes and an office/den right off the front entry.

You will appreciate the upgraded kitchen appliances, quartz counters, and custom bedroom closets. The home is set up to regulate the temperature and lighting from your phone, perfect for when you are away and want to maintain control over your home still.

Often, in a condo, you need to deal with going through the front door, using your key fob, and meandering through the halls to get to your unit. In this home, there is DIRECT ACCESS from the back alley. There is no need to go through the building's front entrance when you can slip around back, unlock your private gate, and go right into your home. Once through the



lockable gate, there is a huge OVERSIZED FENCED PATIO that will accommodate enough furniture to host all of your friends on warm summer evenings or set up a garden. The parking is heated and unground, and there is a separate storage unit as well.

Kensington is one of the most vibrant communities in Calgary. It is favoured by families and professionals alike thanks to its proximity to downtown, outstanding walkability, great parks/schools, excellent amenities like Redâ€™s Diner across the street, and the proximity to the shops on 10th street, Kensington road, and so much more. Just a short walk or bike ride to the Bow River pathways and all that Kensington has to offer. This home is in a choice inner-city live/work locale in one of Calgaryâ€™s most desirable locations. This home is a MUST SEE.

Built in 2016

Essential Information

MLS® #	A2087018
Price	\$539,900
Sold Price	\$529,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	953
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	101, 301 10 Street Nw
Subdivision	Hillhurst

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1V5

Amenities

Amenities	Elevator(s), None
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Breakfast Bar, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Smart Home, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	6

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane
Roof	Membrane
Construction	Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	March 8th, 2024
Days on Market	148
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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