\$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

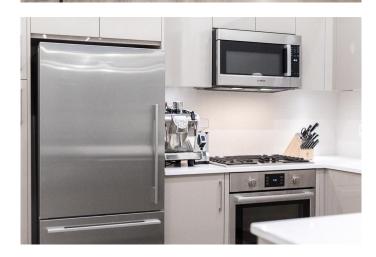
Expertly crafted and designed, this LIVE/WORK condo in Kensington is a testament to modern design. It has an unmatched wall of FLOOR to CEILING WINDOWS that face west, architectural detailing, and custom design elements. Boasting a functional, single floor with two bedrooms and an OFFICE layout, this 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 Red'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 Calgary'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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