

\$574,900 - 301, 301 10 Street Nw, Calgary

MLS® #A2120082

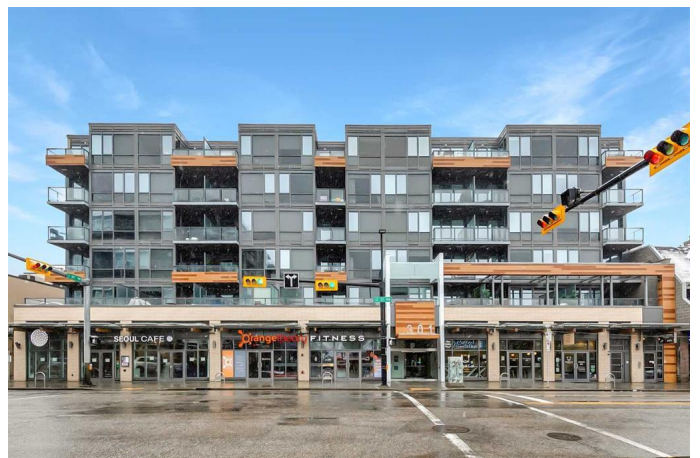
\$574,900

2 Bedroom, 2.00 Bathroom, 1,034 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome to the heart of Kensington, where urban convenience meets modern comfort. Nestled within the bustling streets of one of the city's most desirable communities, this super spacious residence boasts the largest floor plan in the building with 1033sqft.. Step into this inviting space featuring 2 bedrooms, each with its own full ensuite bathroom, and generous walk through closets, plus the primary bedroom has California Closet system installed! Need a quiet space to work or unwind? You'll appreciate the addition of a generously sized office/den, perfect for those who work from home. The home is complemented by modern amenities, including central AC to keep you cool during hot summer days and FULL size washer and dryer complete the large storage room. Pet lovers will be pleased to know that up to 2 dogs or 2 cats are welcome, making this a truly pet-friendly oasis in the city. But the perks don't stop there. Residents of this 6-storey concrete building enjoy secured and heated parking, a large storage locker, bike storage and underground visitor parking for guests. Feel secure with fob-controlled access and 24-hour security cameras, providing peace of mind for you and your loved ones. Monthly condo fees include heat and water, garbage, recycling and sewer, allowing you to budget with ease. Location, location, location! Situated just steps from the Sunnyside LRT and Safeway. Explore the vibrant neighborhood hot spots and shopping



destinations right at your doorstep. For nature lovers, Riley Park and the Bow River pathway system are just a few short blocks away, offering endless opportunities for outdoor adventures. With its proximity to SAIT, Alberta University of the Arts, Jubilee Auditorium, Eau Claire, and downtown, this prime inner-city location ensures that everything you need is within reach. Don't miss out on the opportunity to call this urban sanctuary your home. Schedule your showing today and experience the best of Kensington living!

Built in 2015

Essential Information

MLS® #	A2120082
Price	\$574,900
Sold Price	\$568,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	301, 301 10 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1V5

Amenities

Amenities	Elevator(s), Secured Parking
-----------	------------------------------

Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	6
Basement	None

Exterior

Exterior Features	Balcony
Roof	Rubber
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 18th, 2024
Days on Market	13
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.