

609, 301 10 Street NW  
Calgary, Alberta

MLS # A2237241



**\$399,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Hillhurst                          |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 585 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Central   | <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>   | Brick, Concrete, Mixed                          | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** n/a

**\*\* CHECK OUT THE 3D TOUR \*\*** Welcome to The Kensington by Bucci Developments, an iconic concrete building located in the heart of vibrant Hillhurst and Sunnyside! This TOP FLOOR, 1 bedroom penthouse suite offers sweeping west views from its terrace-style balcony. Bathed in natural light, the open floor plan showcases floor-to-ceiling windows, high ceilings, and elegant modern finishes throughout. The sleek kitchen features high-gloss cabinetry with under-cabinet lighting, quartz countertops, stainless steel appliances including a gas cooktop, built-in microwave, wine rack, and large peninsula island with an eat-up bar—perfect for entertaining. The spacious living and dining area flow seamlessly out to the private balcony, ideal for morning coffee or evening sunsets. The primary bedroom boasts stunning views, a walk-through closet with custom built-ins, and a spa-like ensuite with a tiled shower and glass doors. Additional features include in-suite laundry, upgraded Nest thermostat, and custom storage throughout. Enjoy an assigned storage locker and titled underground parking stall in the heated parkade, plus amenities like a car wash station. Steps to Sunnyside C-Train station, Riley Park, Bow River pathways, SAIT, and endless shops, restaurants, and cafés. Live the ultimate inner-city lifestyle—this home offers exceptional value in one of Calgary’s most trending neighbourhoods!