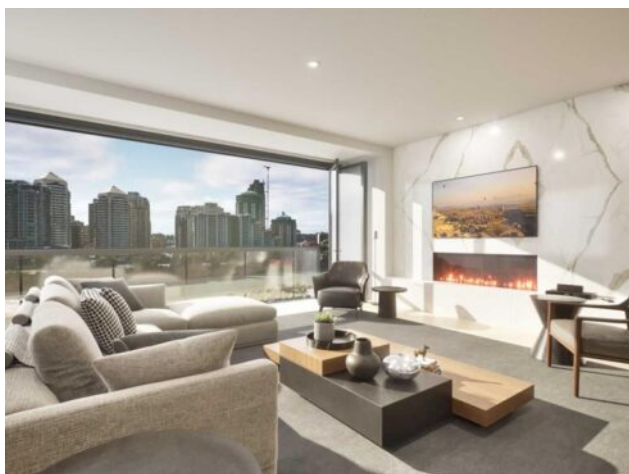


403, 100 10A Street NW
Calgary, Alberta

MLS # A2282638



\$3,150,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Hillhurst | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,990 sq.ft. | Age: | 2027 (-1 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | 220 Volt Wiring, Gated, Heated Garage, Parkade, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Waterfront | | |

Heating: Central

Floors: Hardwood

Roof: Concrete, Flat

Basement: -

Exterior: Concrete

Foundation: Poured Concrete

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Smart Home, Steam Room, Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: \$ 1,692

LLD: -

Zoning: DC

Utilities: -

Only a few Broadview's left in the entire project! Welcome to your dream single-level residence in the sky overlooking the river at The Kenten. Masterfully designed by architects Davignon and Martin, The Broadview is designed to give Calgarians an inner-city experience without sacrificing the comforts appreciated in an executive home. At 48 feet of unobstructed frontage, this could be described as having a city lot in the sky to build your custom home. As you step in, you are greeted by grand living space with floor to ceiling triple-pane windows; a 22 foot wide spacious open concept kitchen, living, and dining rooms designed to entertain your family and friends. Enjoy a gourmet kitchen with Sub-Zero & Wolf appliances including a dedicated fridge and freezer, a butler's pantry, an abundance of storage, a bar, wine wall, and fireplace that all flow towards your opening wall system. Step out onto your 200 square foot terrace overlooking the beautiful Bow River. Enjoy a spacious primary bedroom with custom millwork, 3 closets including a walk-in closet, and 6 piece ensuite bathroom with a floating tub, heated floors, and double shower with steam. The second bedroom comes with a built-in murphy bed, with a built-in closet and room for a desk, along with an en-suite bathroom. An additional 2 piece bathroom and laundry room complete the residence accompanied by 2 bike racks, 2 titled storage lockers, and 2 titled parking stalls. There are 3 Modern palettes to customize your residence from. The Kenten features over 8,000 square feet of amenities including a sky lounge, gym overlooking Kensington, golf simulator, sauna, hot tub, concierge, guest suites, car wash, and more. Explore a simplified lock and leave lifestyle you didn't know was possible, with 250+ shops and restaurants in Kensington and river pathways stemming from one end of the city to the other. With only a

few residences remaining of 44 residences, don't miss this once in a lifetime opportunity to live at the most interesting corner in Calgary.