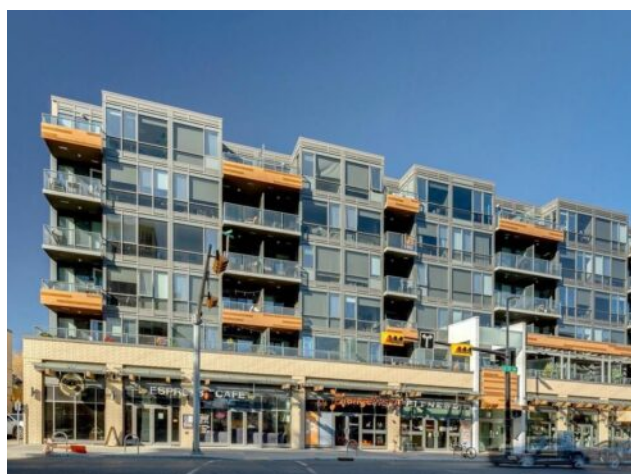


210, 301 10 Street NW
Calgary, Alberta

MLS # A2286663



\$360,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	586 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Soaking Tub, Storage		

Inclusions: Storage Room and Closet Shelving, Living Room and Bedroom TV Mounts

Elevate your urban lifestyle in this sophisticated second-floor sanctuary, tucked away on the quiet west side of the prestigious, concrete-built Kensington building. While many one-bedroom condos feel confined, this residence breaks the mold with an expansive, oversized patio. This massive outdoor footprint is a rare architectural feature reserved for only a select few units in the building and acts as a seamless extension of your living space, perfect for hosting summer dinner parties under the stars or creating your own lush garden oasis in the heart of the city. Inside, the condo is a masterclass in refined style, anchored by a chef's kitchen that punches far above its weight class. It is fully equipped with high-end Fisher & Paykel stainless steel gas cooktop & oven + Bosch fridge and dishwasher, plus a custom-integrated wine rack, all framed by elegant quartz countertops and a peninsula with seating for four. Practicality is a priority here with the inclusion of convenient in-suite laundry, an in-unit storage room, and a separate assigned storage locker for all your seasonal gear. The primary bedroom serves as a sun-drenched escape, featuring large windows and a walk-through closet that leads directly into the spa-inspired bathroom. This retreat offers a deep soaker tub, a separate glass-enclosed shower, and a sleek vanity with quartz countertops. Beyond the unit walls, the building offers a level of convenience rarely seen, including central air conditioning, titled underground parking, a dedicated car wash bay, and secure bike storage. Whether you are walking through Riley Park, commuting via the nearby Sunnyside LRT, or exploring the boutique shops and cafes of Kensington Village, this pet friendly residence offers the perfect balance of a serene retreat and vibrant urban vitality.