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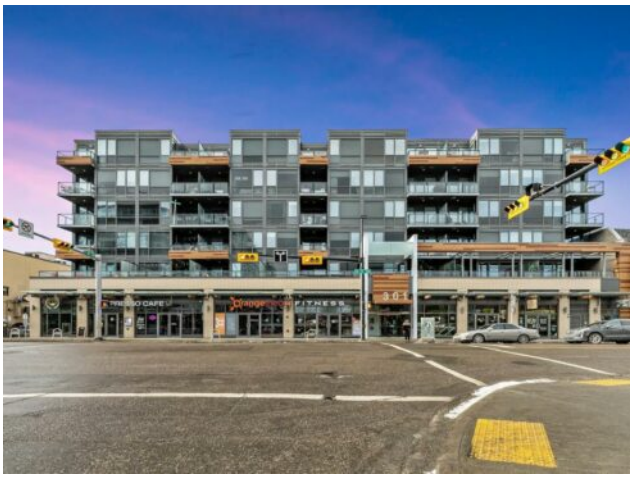
309, 301 10 Street NW
Calgary, Alberta

MLS # A2228290



$395,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	574 sq.ft.	**Age:**	2016 (9 yrs old)
Beds:	1	**Baths:**	1
Garage:	Gated, Titled, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Cleared		

Heating:	Fan Coil	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	Rubber	**Condo Fee:**	$ 445
Basement:	-	**LLD:**	-
Exterior:	Concrete, Mixed	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	Bar, Breakfast Bar, Closet Organizers, Elevator, Granite Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Unit #309 in the heart of Kensington.With a Walk Score that’s hard to beat, you’re just five minutes from Sunnyside Station, top coffee shops, and some of Calgary’s best restaurants. Prefer to drive? Heated underground parking has you covered. Inside, you’ll love the chef-inspired kitchen featuring a gas range, marble countertops, and high-end appliances. The open-concept layout is filled with natural light all day long, creating an inviting space perfect for relaxing or entertaining. As spring approaches, step out onto your private patio and take in the charm of Hillhurst’s tree-lined streets. The serene primary bedroom offers peace and privacy, with a generous walk-through closet that leads to a spa-like bathroom complete with a full shower and a deep soaker tub. Need extra space? A versatile bonus room offers in-suite laundry and custom shelving. Plus, The building includes secure bike storage and a dedicated storage locker. This one has it all—don’t miss your chance to make it yours. Book your private showing today!

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