

# \$380,000 - 311, 301 10 Street Nw, Calgary

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MLS® #A2216938

**\$380,000**

1 Bedroom, 1.00 Bathroom, 580 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Experience modern, luxurious living in this beautifully appointed 1 bedroom, 1 bathroom condo in the heart of Kensington. This 580 sq ft unit is impeccably maintained and offers central air conditioning within one of Calgary's most desirable fully concrete buildings. The high-end kitchen is a chef's delight, showcasing sleek glossy cabinetry, quartz countertops, a gas cooktop, built-in oven, upgraded stainless steel appliances, and smart storage solutions including a built-in wine rack. The open-concept layout flows effortlessly from the kitchen into a spacious living and dining area, with access to your private west-facing balcony perfect for morning coffee or evening unwinding.

The spacious bedroom includes a large walk-in closet, and the stylish 4-piece bathroom features quartz countertops and a glass walk-in shower. Additional highlights include in-suite laundry with extra storage, titled underground parking, and an assigned storage locker. Located just steps from the Bow River, Sunnyside C-Train Station, and Downtown Calgary, you'll love the unbeatable access to shops, restaurants, public art, and walking/bike paths. The building also features two coffee shops and an Orange Theory Fitness on the ground level. This is truly urban living at its best—schedule your private showing today!

Built in 2016



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2216938          |
| Price          | \$380,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 580               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 311, 301 10 Street Nw |
| Subdivision | Hillhurst             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N 1V5               |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Parking                               |
| Parking Spaces | 1  |
| Parking        | Heated Garage, Secured, Stall, Titled, Underground |
| # of Garages   | 1  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Elevator, High Ceilings, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer               |
| Heating           | Forced Air, Natural Gas, Fan Coil  |
| Cooling           | Central Air  |
| # of Stories      | 6  |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                    |
|-----------------|--------------------|
| Lot Description | Street Lighting    |
| Roof            | Rubber, Tar/Gravel |
| Construction    | Brick, Concrete    |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 9             |
| Zoning         | DC            |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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