

# \$395,000 - 309, 301 10 Street Nw, Calgary

MLS® #A2228290

**\$395,000**

1 Bedroom, 1.00 Bathroom, 574 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

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!

Built in 2016



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2228290          |
| Price          | \$395,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 574               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 309, 301 10 Street Nw |
| Subdivision | Hillhurst             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N 1V5               |

## Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Secured Parking, Snow Removal, Storage |
| Parking Spaces | 1                                      |
| Parking        | Titled, Underground, Gated             |
| # of Garages   | 1                                      |

## Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Closet Organizers, Elevator, Granite Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)             |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Fan Coil                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                |
| # of Stories      | 6                                                                                                                                          |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Lighting           |
| Lot Description   | Back Lane, Cleared |
| Roof              | Rubber             |
| Construction      | Concrete, Mixed    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 3              |
| Zoning         | DC             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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