

# \$385,000 - 408, 301 10 Street Nw, Calgary

MLS® #A2233333

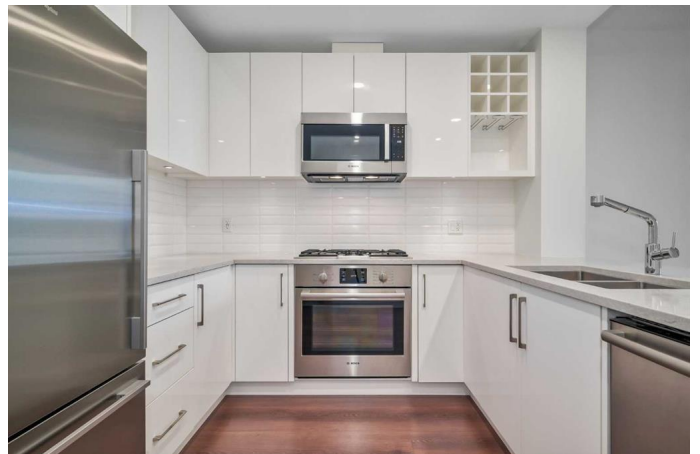
## \$385,000

1 Bedroom, 1.00 Bathroom, 581 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

1 Bed | 1 Bath | 581 SqFt | Secure Underground Parking | Enjoy stylish urban living in this west-facing 1-bedroom condo located in the heart of vibrant Kensington. With 581 square feet of well-designed space, this bright and open unit features a modern kitchen with quartz countertops, a breakfast bar, stainless steel appliances, and a gas stove. The spacious primary bedroom features a walk-through closet and a contemporary ensuite with a large, tiled shower (featuring a Bluetooth speaker built into the showerhead) and ambient LED lighting. You'll appreciate the in-suite laundry with extra storage, central air conditioning, and a large private balcony with a gas line—perfect for summer evenings. Built in 2016, the building offers secure underground parking with a complimentary car wash bay, locked bike storage, and a separate storage locker. Ground-floor businesses include a gym and a coffee shop for added everyday convenience. Just 200 metres to the Sunnyside LRT station and only 280 metres to the Bow River Pathway system, this home offers incredible walkability. From WalkScore, this property is considered a "Walker's Paradise" and a "Biker's Paradise." Despite being steps from 10th Street's energy, the west-facing exposure ensures a quiet and peaceful living experience. This is low-maintenance, turnkey living in one of Calgary's most desirable inner-city neighbourhoods.



Built in 2016

## Essential Information

MLS® #	A2233333
Price	\$385,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	581
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	408, 301 10 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N1V5

## Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Underground, Gated, Titled

## Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	6

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Mixed

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	12
Zoning	DC

**Listing Details**

Listing Office	Boswell Krieger Management & Realty Ltd.
----------------	--

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.