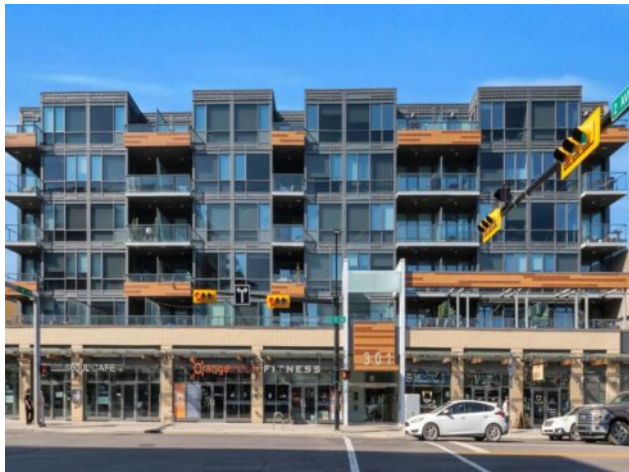


**211, 301 10 Street NW**  
**Calgary, Alberta**

**MLS # A2258419**



**\$369,900**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Hillhurst                          |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 580 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Secured, Underground               |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                              |                   |        |
|--------------------|------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil, Forced Air                                                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                                                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                            | <b>Condo Fee:</b> | \$ 445 |
| <b>Basement:</b>   | -                                                                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                                                     | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Storage |                   |        |

**Inclusions:** Wall-Mounted TV

Discover your inner-city retreat in a premiere concrete building located in the vibrant community of Hillhurst, one of our city's most desirable neighborhoods. The highlight of this 580 sq. ft. apartment is its spacious 200+ sq. ft. private balcony with a gas line for a BBQ — perfect for entertaining friends and family, enjoying morning coffee, or simply unwinding in your own outdoor sanctuary. Inside, the bright open layout seamlessly connects to a modern kitchen featuring high-gloss cabinetry, quartz countertops, and premium stainless-steel appliances, including a Bosch gas cooktop, stove, dishwasher, microwave, and Fisher & Paykel refrigerator. Expansive floor-to-ceiling balcony doors bathe the space in natural light, creating a warm, welcoming atmosphere. Your comfort is thoughtfully considered with AC, a Nest thermostat, and in-suite laundry with generous storage. The spa-inspired bathroom is sleek and sophisticated, offering both a separate glass shower and an oversized soaking tub — the perfect place to relax after a busy day. This home includes a titled, heated underground parking stall, a private storage unit, and access to secure bike storage — providing convenience and peace of mind for city living. Located a short distance from the Bow River, Riley Park, the Sunnyside C-Train station, Safeway, and a variety of shops and restaurants, you'll enjoy the perfect balance of inner-city convenience and personal tranquility.