

**403, 100 10A Street NW  
 Calgary, Alberta**
**MLS # A2282638**
**\$3,150,000**


<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,990 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Gated, Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Waterfront		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete, Flat	<b>Condo Fee:</b>	\$ 1,692
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Smart Home, Steam Room, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Only a few Broadview's left in the entire project! Welcome to your dream single-level residence in the sky overlooking the river at The Kenten. Masterfully designed by architects Davignon and Martin, The Broadview is designed to give Calgarians an inner-city experience without sacrificing the comforts appreciated in an executive home. At 48 feet of unobstructed frontage, this could be described as having a city lot in the sky to build your custom home. As you step in, you are greeted by grand living space with floor to ceiling triple-pane windows; a 22 foot wide spacious open concept kitchen, living, and dining rooms designed to entertain your family and friends. Enjoy a gourmet kitchen with Sub-Zero & Wolf appliances including a dedicated fridge and freezer, a butler's pantry, an abundance of storage, a bar, wine wall, and fireplace that all flow towards your opening wall system. Step out onto your 200 square foot terrace overlooking the beautiful Bow River. Enjoy a spacious primary bedroom with custom millwork, 3 closets including a walk-in closet, and 6 piece ensuite bathroom with a floating tub, heated floors, and double shower with steam. The second bedroom comes with a built-in murphy bed, with a built-in closet and room for a desk, along with an en-suite bathroom. An additional 2 piece bathroom and laundry room complete the residence accompanied by 2 bike racks, 2 titled storage lockers, and 2 titled parking stalls. There are 3 Modern palettes to customize your residence from. The Kenten features over 8,000 square feet of amenities including a sky lounge, gym overlooking Kensington, golf simulator, sauna, hot tub, concierge, guest suites, car wash, and more. Explore a simplified lock and leave lifestyle you didn't know was possible, with 250+ shops and restaurants in Kensington and river pathways stemming from one end of the city to the other. With only a

few residences remaining of 44 residences, don't miss this once in a lifetime opportunity to live at the most interesting corner in Calgary.