

\$2,850,000 - 504, 100 10a Street Nw, Calgary

MLS® #A2187336

\$2,850,000

2 Bedroom, 2.00 Bathroom, 1,905 sqft
Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Only a few Broadview's left in presale!
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 river 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 a direct view of the river; 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, 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 room for a desk and also overlooks the river. An additional 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 choose from that can be further customized to your liking. 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. Now preselling, our Show Suite is open for viewings by private appointment. With only 42 residences, don't miss this once in a lifetime opportunity to live at the most interesting corner in Calgary.

Built in 2027

Essential Information

| | |
|----------------|----------------|
| MLS® # | A2187336 |
| Price | \$2,850,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,905 |
| Acres | 0.00 |
| Year Built | 2027 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | High-Rise (5+) |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 504, 100 10a Street Nw |
| Subdivision | Hillhurst |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2N4T3 |

Amenities

| | |
|-----------|--|
| Amenities | Bicycle Storage, Car Wash, Dog Run, Elevator(s), Fitness Center, Guest |
|-----------|--|

| | |
|----------------|--|
| | Suite, Parking, Party Room, Recreation Room, Sauna, Snow Removal, Spa/Hot Tub, Storage |
| Parking Spaces | 2 |
| Parking | 220 Volt Wiring, Gated, Heated Garage, Parkade, Secured, Titled, Underground |
| # of Garages | 2 |
| Is Waterfront | Yes |
| Waterfront | River Front |

Interior

| | |
|-------------------|--|
| Interior Features | 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 |
| Appliances | Dishwasher, Dryer, Freezer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator |
| Heating | Central |
| Cooling | Central Air, Sep. HVAC Units |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 9 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Other |
| Lot Description | Waterfront |
| Roof | Concrete, Flat |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 13th, 2025 |
| Days on Market | 103 |
| Zoning | DC |

Listing Details

| | |
|----------------|----------------|
| Listing Office | Purpose Realty |
|----------------|----------------|

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.