



# 100 10A Street Calgary Alberta

\$2,850,000

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...

Living room 20.67 Ft x 16.92 Ft

Other 11.58 Ft x 5.67 Ft

Storage 4.50 Ft x 6.17 Ft

Primary Bedroom 14.00 Ft x 13.33 Ft

Other 7.08 Ft x 8.83 Ft

6pc Bathroom .00 Ft x .00 Ft

Bedroom 9.58 Ft x 14.42 Ft

3pc Bathroom .00 Ft x .00 Ft

Dining room 23.17 Ft x 13.25 Ft

Kitchen 16.83 Ft x 10.50 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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