

# \$515,000 - 301, 1110 3 Avenue Nw, Calgary

MLS® #A2217451

**\$515,000**

2 Bedroom, 2.00 Bathroom, 989 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Amazing Location - Enjoy the best of urban living in the heart of Kensington in this quiet, well-built concrete building. This bright and welcoming corner unit features an open-concept layout with 2 spacious bedrooms, 2 full bathrooms, and an outdoor patio space. The kitchen has been updated with stylish new cabinet doors, stainless steel appliances, quartz countertops, and plenty of storage, including a generous pantry. The dining area includes a bold accent wall and modern pendant light, flowing easily into the large living room – perfect for relaxing or entertaining. The oversized primary bedroom is a true retreat, easily accommodating a king-sized bed and offering two closet areas with built-in organizers. The private ensuite features a large walk-in shower and a wide vanity. The second bedroom sits next to a full 4-piece bathroom, ideal for guests, roommates, or a home office. Additional features include hardwood flooring, TITLED parking, air conditioning, and in-suite laundry. The unit has been freshly painted and is move-in ready. The building is well-managed with a solid reserve fund for peace of mind. Condo fees cover water, heat, insurance, common area maintenance, professional management, and reserve contributions. This pet-friendly complex (with board approval) is steps from Riley Park, the river pathways, and all that Kensington has to offer – walk to Safeway, great restaurants, coffee shops, local bars, the LRT, and downtown. Floor



plans and a 3D tour are available – come see what makes this Kensington condo such a great place to call home!

Built in 2014

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2217451          |
| Price          | \$515,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 989               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 301, 1110 3 Avenue Nw |
| Subdivision | Hillhurst             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N4J3                |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Parking, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1   |
| Parking        | Parkade, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Chandelier, Closet Organizers, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters     |
| Appliances        | Dishwasher, Electric Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Natural Gas, Fan Coil   |

|              |             |
|--------------|-------------|
| Cooling      | Central Air |
| # of Stories | 7           |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony, BBQ gas line   |
| Roof              | Membrane                |
| Construction      | Brick, Concrete, Stucco |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 2             |
| Zoning         | DC            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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