

**301, 1110 3 Avenue NW
Calgary, Alberta**

MLS # A2217451



\$515,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	989 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 721
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Chandelier, Closet Organizers, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: Closet System by Ensuite

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!