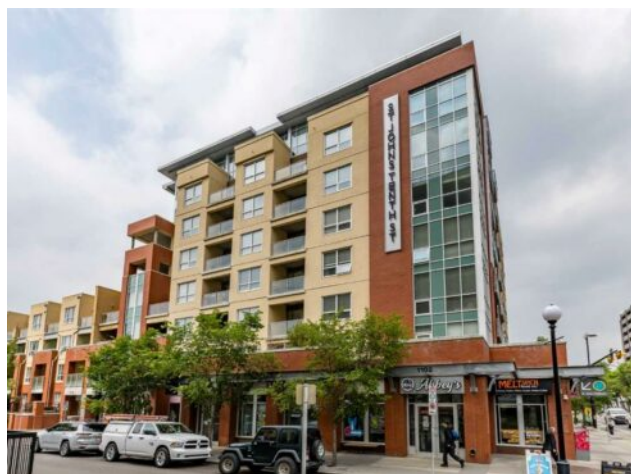


201, 1110 3 Avenue NW  
Calgary, Alberta

MLS # A2230864



# \$524,900

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	981 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 715
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, Stone Counters		

Inclusions: N/A

A Rare Find in the Heart of Kensington! This tastefully updated and exceptionally quiet unit is a hidden gem, featuring an oversized patio ideal for entertaining or unwinding. Designed with modern living in mind, it includes a new custom-built cabinetry in the foyer, brand-new flooring, updated lighting, and fresh, neutral paint throughout that complements any decor. The spacious open-concept layout enhances both functionality and flow. The kitchen boasts a large granite island, stainless steel appliances, and generous storage, while the living and dining areas flow seamlessly, creating a bright and welcoming space. Both bedrooms are well-sized. The master bedroom includes a private ensuite and ample closet space, while the second bedroom easily doubles as a home office. Additional highlights include central air conditioning, in-suite laundry, titled underground parking, separate storage, and secure bike storage—all within a quiet, well-built concrete building. Located in the heart of Kensington—one of Calgary's most walkable neighbourhoods—you're just steps from the Bow River pathways, Safeway, the LRT, popular cafés, restaurants, boutique shops, the iconic Plaza Theatre, and walking distance to SAIT and downtown. Don't miss your opportunity to own this standout unit in a top-tier location!