

# \$489,900 - 203, 1110 3 Avenue Nw, Calgary

MLS® #A2216438

**\$489,900**

2 Bedroom, 2.00 Bathroom, 911 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

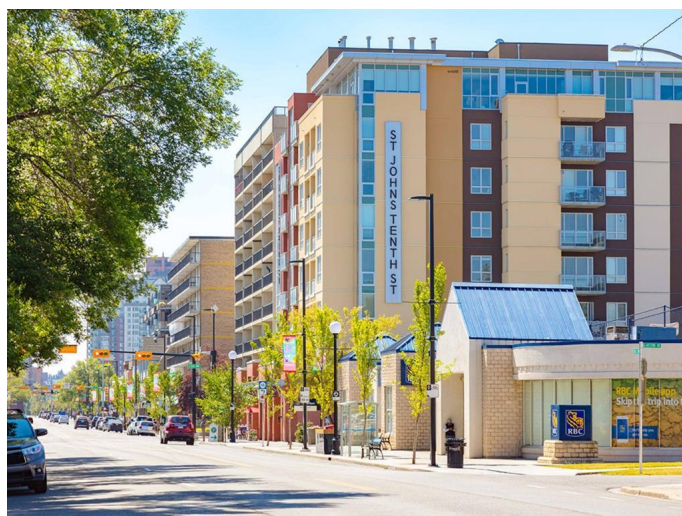
Welcome to St John's on 10th, perfectly located in the desirable walking community of Kensington. A stunning end unit has a bright, spacious floor plan which features 9' ceilings and numerous windows flooding this unit with natural sunlight. Enjoy the chef's kitchen with beautiful cabinetry, granite counter tops, upgraded SS appliances & custom designed back splash. There is an inviting dining room & a spacious living room making this open concept design ideal for entertaining or relaxing. A truly winning form and function design. Amazing outdoor living areas with 2 patios (over 550 sq ft) both with breath taking views. Numerous quality features such as marble tile floors, California closets in both bedrooms, wide plank hardwood are signs of the quality here. Let's not forget the comfort of heated indoor parking & storage locker. The property is the total package ideally situated in a very desirable neighborhood. This luxury condo is just steps from the LRT station, a variety of restaurants, shopping, Riley Park, SAIT, the Bow River, and scenic pathways. Plus, it's within walking distance to downtown, offering the perfect blend of convenience and modern living.

Built in 2014

## Essential Information

MLS® # A2216438

Price \$489,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	203, 1110 3 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2n 4j3

### **Amenities**

Amenities	Elevator(s), Parking, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Secured, Stall, Titled, Underground

### **Interior**

Interior Features	Closet Organizers, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	7

### **Exterior**

Exterior Features	Other
Roof	Tar/Gravel
Construction	Brick, Concrete, Stucco

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	11
Zoning	DC

## **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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