

# \$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	6
Zoning	DC

## Listing Details

Listing Office	CIR Realty
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