

\$379,000 - 204, 1110 3 Avenue Nw, Calgary

MLS® #A2087790

\$379,000

1 Bedroom, 1.00 Bathroom, 683 sqft
Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Live in the heart of Kensington! This incredible condo has a rare **OVERSIZED TERRACE** with privacy walls and planters, creating a sense of seclusion while still offering plenty of natural light and **CITY VIEWS**! This **AIR-CONDITIONED** east-facing unit keeps you cool in the summer but the wall-to-wall windows create a **BRIGHT**, inspiring space! This unit is exceptionally stylish with **HERRINGBONE** hardwood flooring and a timeless colour palette. At nearly 700 **SQUARE FEET**, this one-bedroom unit doesn't feel like a shoebox - rather, it's a comfortable home, perfect for downsizers or young professionals alike! There is room for a full sized dining table or this space could be repurposed for a nice work-from-home space. The kitchen is beautifully appointed with granite countertops, upgraded lighting & stainless steel appliances. The living room accommodates any size of furniture and provides access to the incredible terrace, which expands your living space and gives you somewhere special to entertain friends (and do some gardening!). Phantom screen door allows for nice air flow through the condo and the artificial grass flooring makes it a comfy outdoor space even in bare feet :) The primary bedroom is 14'6"x10', a far cry from the miniature bedrooms in most new-construction condos! Plenty of space for a king-sized bed and other furniture, plus cheater access to the lovely full bathroom. Enjoy upgrades like floor-length blackout curtains for a great night's



sleep! UNDERGROUND TITLED PARKING is included along with an assigned storage locker conveniently located on the 2nd floor. You literally cannot get a better WALKABLE location than this, with a walk score of 97 and bike score of 99! Safeway, Sidewalk Citizen, Sunnyside Organic Market, Pie Junkie, Red's Diner, dozens of other quick dining and fine dining restaurants, cafes, boutique stores and more within just a couple of blocks. And don't forget about the river access! The incredible BOW RIVER PATHWAYS are just two blocks away! The C-train is a block away, SAIT/AUA are just up the hill and you can wander through the beautiful streets of historic Hillhurst and Sunnyside neighbourhoods. Pet friendly!

Built in 2014

Essential Information

MLS® #	A2087790
Price	\$379,000
Sold Price	\$373,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	683
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	204, 1110 3 Avenue NW
Subdivision	Hillhurst
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2N 4J3

Amenities

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

Interior

Interior Features	Breakfast Bar, Closet Organizers, Elevator, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Private Entrance
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	October 20th, 2023
Date Sold	October 31st, 2023
Days on Market	11
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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