

\$289,900 - 202, 1110 3 Avenue Nw, Calgary

MLS® #A2123874

\$289,900

1 Bedroom, 1.00 Bathroom, 619 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

WOW WOW WOW! City Tax Assessment Just in at \$332,500. Buy Now for INSTANT EQUITY!!!! Experience Kensington Vibes! Prime Downtown Thrills! Dive into the dynamic heart of the city with this sleek, sports-enthusiast's dream condo! Perfectly designed, this 1-bedroom, 1-bathroom gem maximizes every inch of space for ultimate comfort and style. The expansive living room flows seamlessly onto a massive 14'x20' balcony—ideal for your morning stretches or a cool down session after your bike ride. Indulge in the culinary delight of an open kitchen equipped with top-of-the-line stainless steel appliances, chic quartz countertops, and all the modern conveniences, including in-suite laundry and ample storage solutions. The master suite is your personal retreat featuring a walk-through closet that opens into a spacious 4-piece bathroom. Extra perks! You've got a dedicated storage locker on the second floor, making it easy to stash your gear between adventures. Situated a heartbeat away from the LRT, grocery stores, and the Bow River's extensive path system, your new home puts cafes, shops, and downtown energy right at your doorstep. The building isn't just about looks; it's practical too, offering wheelchair access, visitor parking, a bike room, and central air. Ready to move in now, this condo is more than just a home—it's a lifestyle. Grab your running shoes, bike, or paddleboard and start your next urban adventure here! Discover this



incredible property in WOW Kensington! With a Walk Score of 97, it's a true Walker's Paradise. You'll enjoy Excellent Transit with a score of 77, and it's also a Biker's Paradise, boasting an impressive score of 99. Start your inner city living today, call to book a showing now!

Built in 2014

Essential Information

MLS® #	A2123874
Price	\$289,900
Sold Price	\$278,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	619
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	202, 1110 3 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4J3

Amenities

Amenities	Bicycle Storage, Elevator(s), Storage, Trash, Visitor Parking
Parking	Underground

Interior

Interior Features	Quartz Counters, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Cooktop, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	7

Exterior

Exterior Features	Balcony
Roof	Rubber
Construction	Brick, Concrete, Stucco, Wood Frame

Additional Information

Date Listed	April 17th, 2024
Date Sold	July 20th, 2024
Days on Market	93
Zoning	CMC
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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