



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

207, 1110 3 Avenue NW
Calgary, Alberta

MLS # A2329847



\$499,900

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 651
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

Experience the best of inner-city living in Kensington, one of Calgary's most vibrant, walkable, and sought-after neighbourhoods. This beautifully designed 2-bedroom, 2-bathroom condo offers the perfect blend of style, comfort, and convenience. Bathed in natural light from expansive floor-to-ceiling windows, the open-concept layout seamlessly connects the kitchen, dining, and living areas, creating an inviting space that's ideal for both everyday living and entertaining. The contemporary kitchen is beautifully appointed with granite countertops, stainless steel appliances, generous cabinetry, and ample prep space. Thoughtfully designed for privacy, the well-separated bedrooms create an ideal layout for families, guests, or roommates. The spacious primary suite features a walk-in closet, a stylish 3-piece ensuite, and direct access to the patio. The second bedroom also includes a walk-in closet and is conveniently located beside the full 4-piece bathroom, making it equally well suited for guests, family, or a home office. One of the home's most impressive features is the oversized south-facing private patio, accessible from both the living room and the primary bedroom. Rarely found in condo living, this exceptional outdoor space is perfect for entertaining, outdoor dining, enjoying your morning coffee, or simply relaxing in the sunshine. Seamlessly extending your living space outdoors, it creates a private retreat you'll enjoy throughout the warmer months. Additional highlights include a titled underground parking stall, an assigned storage locker, access to three secure bike storage rooms, ample visitor parking, and condo fees that cover all utilities except electricity, providing excellent value and predictable monthly expenses. Located just steps from Kensington's boutique shops, cafés, award-winning restaurants, Safeway, Riley Park, the Bow River pathway system,

and the Sunnyside LRT Station, with downtown Calgary only minutes away, this exceptional home offers the very best of inner-city living. Whether you're a first-time buyer, professional, downsizer, or investor, this is a rare opportunity to own in one of Calgary's most desirable neighbourhoods.