



**GRASSROOTS**  
REALTY GROUP

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203, 1110 3 Avenue NW  
Calgary, Alberta

MLS # A2216438



**\$489,900**

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	911 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 670
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-

**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)

**Inclusions:** NA

Welcome to St John's on 10th, perfectly located in the desirable walking community of Kensington. 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.