



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

707, 1110 3 Avenue NW  
Calgary, Alberta

MLS # A2241849



**\$550,000**

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	857 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 623
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your new home in the St. John's building—located in the heart of one of Calgary's most vibrant inner-city communities. This two-bedroom, two-bathroom condo offers comfort, style, and an unbeatable location that makes everyday living incredibly convenient. Enjoy the ease of condo life with two private balconies, perfect for morning coffee or winding down in the evening. The unit is bright and functional, with thoughtful design and great flow throughout. The building is secured and well-maintained, featuring titled underground heated parking, secure entry, and additional guest parking—everything you need for peace of mind and day-to-day convenience. Step outside and you're directly across the street from grocery shopping and the Sunnyside C-Train station. You're also just a short walk to the Bow River pathways, Riley Park, and endless options for restaurants, bars, and boutique shops in Kensington. With easy access to SAIT, the University of Calgary, downtown, and several nearby parks and playgrounds, this is the ideal home for professionals, students, or young families who want to live in the heart of it all. Don't miss your chance to own in one of Calgary's most walkable and connected communities.