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308, 1110 3 Avenue NW Calgary, Alberta

MLS # A2243774



\$300,000

Division: Hillhurst Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 611 sq.ft. Age: 2014 (11 yrs old) **Beds:** Baths: Garage: Guest, None, On Street Lot Size: Lot Feat:

Heating: Water: Forced Air Floors: Sewer: Laminate, Tile Roof: Condo Fee: \$ 462 Flat **Basement:** LLD: Exterior: Zoning: Brick, Concrete, Stucco DC: Foundation: **Utilities:**

Features: Bidet, Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)

Inclusions: N/A

Welcome to your new home in the heart of Calgary's vibrant Kensington community. Whether you're after a walkable lifestyle, quick access to downtown, or the nearby LRT, St. John's on 10th Street puts everything you need just steps away—including parks, pathways, shops, and cafes. This spacious 1-bedroom condo offers high ceilings, air conditioning, in-suite laundry, and a south-facing balcony. The kitchen is outfitted with sleek white cabinetry, stainless steel appliances, granite countertops, and convenient bar seating. The open-concept living and dining area accommodates full-sized furniture and features easy-to-maintain laminate flooring. The bedroom fits a king-sized bed and includes a large window for natural light. A walk-through closet leads to a well-appointed 4-piece bathroom. For added convenience, the storage locker is located just across the hallway. St. John's on 10th is a secure, well-maintained building with bike storage and secure visitor parking. Reserved underground parking is available through ParkPlus for \$210/month. You are just minutes from the Bow River Pathway, Riley Park, grocery stores, and some of Calgary's best local restaurants and boutiques. With the Sunnyside LRT station just a 2-minute walk away, commuting to SAIT, the University of Calgary, or downtown is quick and easy. This well-designed condo is the ideal home base for enjoying all that Calgary's urban

core has to offer. Book your showing today.