



GRASSROOTS
REALTY GROUP

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

219, 1110 3 Avenue
Calgary, Alberta

MLS # A2272199



\$339,900

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Hillhurst | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 751 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 1 | Baths: | 1 full / 1 half |
| Garage: | Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--------------------------------|------------|--------|
| Heating: | Fan Coil, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 566 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Mixed, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, See Remarks | | |

Inclusions: n/a

Discover the perfect blend of urban energy and everyday comfort in this beautifully appointed 1-bedroom, 1.5-bathroom condo in the heart of Hillhurst. Steps from the iconic Kensington district, this home places Calgary's best shopping, dining, and culture at your doorstep—while still offering the privacy of your own quiet retreat. Start your day with a coffee from your favourite local café, stroll or bike the Bow River pathways, and enjoy an easy walk to downtown. Inside, an open-concept layout is filled with natural light from oversized windows. This unit is larger than the typical one-bedroom in the building and uniquely offers an additional half bathroom, making it an exceptional find. The extra square footage provides a true bonus area—perfect for a full-size dining table or a flexible work-from-home space. The modern kitchen balances style and functionality with quartz countertops, warm wood cabinetry, stainless steel appliances, and a peninsula with bar seating ideal for casual entertaining. The living and dining areas flow seamlessly onto a convenient balcony, ideal for morning coffee, afternoon lounging, or evening drinks. The spacious bedroom offers a peaceful retreat with large windows, a walk-in closet, and a 4-piece ensuite. Additional conveniences include in-suite laundry, a dedicated storage locker, and a titled heated underground parking stall—arguably one of the best in the building, located directly beside the elevator, making winter living effortless. St. John's on Tenth is a secure, well-managed building offering bike storage, visitor parking, and the option to rent extra underground stalls through ParkPlus. With street-level retail, a walkable community, and an unbeatable inner-city location, this home captures the essence of Kensington living. Whether you're a first-time buyer, downsizing, or investing, this is a lifestyle

opportunity not to be missed.