



GRASSROOTS
REALTY GROUP

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707, 1110 3 Avenue NW
Calgary, Alberta

MLS # A2274387



\$530,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	857 sq.ft.	Age:	2014 (12 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

OPEN HOUSE SAT JAN 10TH & SUN JAN 11TH 12:00PM-2:00PM 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. Both bedrooms are designed as primaries, each with its own three-piece ensuite—one even features a Jack-and-Jill style layout, perfect for added flexibility and function. With two private balconies, you'll have great spots to enjoy morning coffee, fresh air, or an evening wind-down. 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.