



706, 1110 3 Avenue NW  
Calgary, Alberta

MLS # A2287904



**\$539,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 735
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this 2 beds, 2 baths condo perfectly located in the vibrant Kensington district. A large corner unit with a well-planned layout(facing to South and East). The living room, dining room, and kitchen area are flooded with natural light, the large windows also provide an amazing view of the downtown skyline. The kitchen boasts granite countertops and stainless steel appliances. The master bedroom is your personal haven, complete with its own three-piece ensuite bathroom and walk-in closet. The second bedroom is spacious and perfect for guests & family. Kitchen with stainless steel appliances, & granite counter tops, laundry in the unit, engineered hardwood floors. The building is secured and well-maintained, featuring titled underground heated parking, secure entry, storage and additional guest parking—everything you need for peace of mind and day-to-day convenience. Walking distance to the Bow River pathways, Riley Park, and endless options for restaurants, bars, grocery shops 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 this rare opportunity!