



GRASSROOTS
REALTY GROUP

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

802, 1110 3 Avenue NW
Calgary, Alberta

MLS # A2127842



\$405,000

Division:	Hillhurst		
Type:	Residential/High Rise (5+ stories)		
Style:	Penthouse		
Size:	654 sq.ft.	Age:	2014 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Parkade, Parking Lot, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 459
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: NA

FULLY FURNISHED INVESTMENT PROPERTY. This penthouse condo serves as your personal sanctuary, inviting you to escape the hustle and bustle of the world below you. Designed to embrace the beauty of natural light, this condo captivates with its floor-to-ceiling windows, filling every nook and cranny with a warm and inviting glow. Enjoy the 9-foot ceilings and the allure of hardwood floors that grace the living space. The open kitchen is completed with top-of-the-line appliances and quartz countertops. You'll find a dine-at island that adds a touch of sophistication, while the living room is spacious yet cozy. And just beyond the patio door awaits an expansive balcony where you can kick back. The primary bedroom is a true haven of tranquility, boasting a walk-in closet and an abundance of windows that create an atmosphere of openness and seclusion. Additional amenities abound, including the convenience of in-suite laundry, a coveted titled parking spot in the secure underground heated garage, a storage locker, and visitor parking. Indulge in the vibrant neighborhood amenities that surround you. From grocery stores and charming cafes to eclectic shops and world-class restaurants, the choices are endless. Plus, with the LRT, Bow River Pathway, parks, and a quick commute downtown just a stone's throw away, you'll find yourself at the heart of a thriving community. Get ready to embark on an unparalleled living experience that promises to exceed all your expectations.