

**301, 1110 3 Avenue NW**  
**Calgary, Alberta**
**MLS # A2217451**

**\$515,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	989 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 721
<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>	Chandelier, Closet Organizers, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
<b>Inclusions:</b>	Closet System by Ensuite		

Amazing Location - Enjoy the best of urban living in the heart of Kensington in this quiet, well-built concrete building. This bright and welcoming corner unit features an open-concept layout with 2 spacious bedrooms, 2 full bathrooms, and an outdoor patio space. The kitchen has been updated with stylish new cabinet doors, stainless steel appliances, quartz countertops, and plenty of storage, including a generous pantry. The dining area includes a bold accent wall and modern pendant light, flowing easily into the large living room &mdash; perfect for relaxing or entertaining. The oversized primary bedroom is a true retreat, easily accommodating a king-sized bed and offering two closet areas with built-in organizers. The private ensuite features a large walk-in shower and a wide vanity. The second bedroom sits next to a full 4-piece bathroom, ideal for guests, roommates, or a home office. Additional features include hardwood flooring, TITLED parking, air conditioning, and in-suite laundry. The unit has been freshly painted and is move-in ready. The building is well-managed with a solid reserve fund for peace of mind. Condo fees cover water, heat, insurance, common area maintenance, professional management, and reserve contributions. This pet-friendly complex (with board approval) is steps from Riley Park, the river pathways, and all that Kensington has to offer &mdash; walk to Safeway, great restaurants, coffee shops, local bars, the LRT, and downtown. Floor plans and a 3D tour are available &mdash; come see what makes this Kensington condo such a great place to call home!