# \$339,900 - 308, 1110 3 Avenue Nw, Calgary

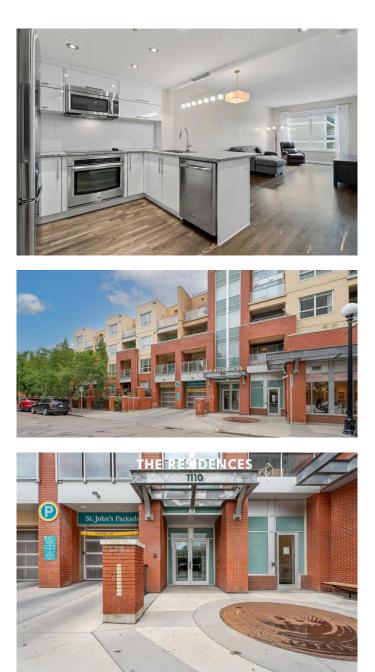
MLS® #A2243774

#### \$339,900

1 Bedroom, 1.00 Bathroom, 611 sqft Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

Welcome to your new home in the heart of Calgarvâ€<sup>™</sup>s vibrant Kensington community. Whether you're after a walkable lifestyle, quick access to downtown, or the nearby LRT, St. John's on 10th Street puts everything you need just steps awayâ€"including parks, pathways, shops, and cafes. This spacious 1-bedroom condo offers high ceilings, air conditioning, in-suite laundry, and a south-facing balcony. The kitchen is outfitted with sleek white cabinetry, stainless steel appliances, granite countertops, and convenient bar seating. The open-concept living and dining area accommodates full-sized furniture and features easy-to-maintain laminate flooring. The bedroom fits a king-sized bed and includes a large window for natural light. A walk-through closet leads to a well-appointed 4-piece bathroom. For added convenience, the storage locker is located just across the hallway. St. John's on 10th is a secure, well-maintained building with bike storage and secure visitor parking. Reserved underground parking is available through ParkPlus for \$210/month. You are just minutes from the Bow River Pathway, Riley Park, grocery stores, and some of Calgary's best local restaurants and boutiques. With the Sunnyside LRT station just a 2-minute walk away, commuting to SAIT, the University of Calgary, or downtown is quick and easy. This well-designed condo is the ideal home base for enjoying all that Calgary's urban core has to offer. Book your showing today.



Built in 2014

## **Essential Information**

MLS® #	A2243774
Price	\$339,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	611
Acres	0.00
Year Built	2014
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

# **Community Information**

308, 1110 3 Avenue Nw
Hillhurst
Calgary
Calgary
Alberta
T2N 4J3

### Amenities

Amenities Parking	Elevator(s), Parking, Secured Parking, Storage, Visitor Parking Guest, None, On Street
Interior	
Interior Features	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s), Bidet
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	8
Exterior	
Exterior Features	Balcony, BBQ gas line
Roof	Flat

Construction Brick, Concrete, Stucco

#### **Additional Information**

Date ListedJuly 29th, 2025Days on Market2ZoningDC

#### **Listing Details**

Listing Office CIR Realty

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