207 1110 3 Avenue NW

Calgary | Active | MLS® A2329847

$474,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2014**	**857.58 sq. ft.**

Your next move starts with a conversation.

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Listed by REMAX Innovations

A closer look

Experience the best of inner-city living in Kensington, one of Calgary's most vibrant, walkable, and sought-after neighbourhoods. This beautifully designed 2-bedroom, 2-bathroom condo offers the perfect blend of style, comfort, and convenience. Bathed in natural light from expansive floor-to-ceiling windows, the open-concept layout seamlessly connects the kitchen, dining, and living areas, creating an inviting space that's ideal for both everyday living and entertaining. The contemporary kitchen is beautifully appointed with granite countertops, stainless steel appliances, generous cabinetry, and ample prep space. Thoughtfully designed for privacy, the well-separated bedrooms create an ideal layout for families, guests, or roommates. The spacious primary suite features a walk-in closet, a stylish 3-piece ensuite, and direct access to the patio. The second bedroom also includes a walk-in closet and is conveniently located beside the full 4-piece bathroom, making it equally well suited for guests, family, or a home office. One of the home's most impressive features is the oversized south-facing private patio, accessible from both the living room and the primary bedroom. Rarely found in condo living, this exceptional outdoor space is perfect for entertaining, outdoor dining, enjoying your morning coffee, or simply relaxing in the sunshine. Seamlessly extending your living space outdoors, it creates a private retreat you'll enjoy throughout the warmer months. Additional highlights include a titled underground parking stall, an assigned storage locker, access to three secure bike storage rooms, ample visitor parking, and condo fees that cover all utilities except electricity, providing excellent value and predictable monthly expenses. Located just steps from Kensington's boutique shops, cafés, award-winning restaurants, Safeway, Riley Park, the Bow River pathway system, and the Sunnyside LRT Station, with downtown Calgary only minutes away, this exceptional home offers the very best of inner-city living. Whether you're a first-time buyer, professional, downsizer, or investor, this is a rare opportunity to own in one of Calgary's most desirable neighbourhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2329847
Bedrooms	2
Bathrooms	2
Year Built	2014
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	857.58 sq. ft.
Condo Fee:	$650.62
Condo Fee Includes:	Caretaker, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	2
Stories Total:	8
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2014 (Age: 12)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1411022
Heating:	Fan Coil, Forced Air, Natural Gas
New Constr.:	No

Construction Material:	Brick, Concrete, Stucco
Structure Type:	High Rise (5+ stories)
Roof:	Membrane
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	St. John's on 10th
Community:	Hillhurst
Amenities:	Elevator(s), Secured Parking, Storage, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 12'11" × 8'11" ·
Main Floor	Living Room · 14'7" × 11'2" ·
Main Floor	Dining Room · 11'2" × 8'11" ·
Main Floor	Bedroom - Primary · 13'5" × 10' ·

Main Floor	Bedroom · 13'5" × 10' ·
Main Floor	Walk-In Closet · 7'10" × 6'7" ·
Main Floor	Walk-In Closet · 6'1" × 6' ·
Main Floor	Balcony · 32'9" × 14'7" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Aug 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/207-1110-3-avenue-nw-calgary-a2329847/

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