



THE
A-TEAM

**RE/MAX
FIRST**

1110 3 Avenue #803, Calgary T2N 4J3

MLS®#: **A2154060** Area: **Hillhurst** Listing **08/02/24** List Price: **\$649,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**

Finished Floor Area

Abv Sqft: **1,148**
 Low Sqft:
 Ttl Sqft: **1,148**

DOM

47
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Penthouse**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat:

Views

Heated Garage, Oversized, Parkade, Secured, Stall, Titled, Underground

Utilities and Features

Roof: **Membrane**
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Barbecue, BBQ gas line**

Construction: **Brick, Concrete, Stucco**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`2" x 11`8"
Dining Room	Main	14`0" x 7`6"
Walk-In Closet	Main	5`10" x 5`7"
Walk-In Closet	Main	7`8" x 4`11"
Foyer	Main	10`2" x 5`11"
4pc Bathroom	Main	9`0" x 4`10"

Room	Level	Dimensions
Kitchen	Main	11`1" x 8`4"
Bedroom - Primary	Main	15`0" x 9`5"
Bedroom	Main	12`8" x 10`4"
Laundry	Main	3`2" x 3`2"
3pc Ensuite bath	Main	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$790

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1411022**

Remarks

Pub Rmks: **Impressive views from this elegant Top floor / Penthouse unit , Panoramic views of Downtown , Crescent Heights and the surrounding Hillside , situated right in the hub of the charming and vibrant neighborhoods of Hillhurst and Kensington offering a walk-able inner city lifestyle with easy access to transit , fine dining , cafes ,boutique shopping , parks and Bow River biking paths . This spacious unit is the largest floor plan in the building , 1148 sq.ft with 9 ft. ceilings and full length windows add to the bright and inviting feel of this Showcase suite . The well thought out floor plan has an extensive feature Island kitchen with ample countertop space highlighted with stainless steel appliances and eye-catching cabinetry with plenty of seating at the breakfast bar .The open plan flows seamlessly to a large open living room and dining room while taking advantage of the panoramic city and hillside views . Enjoy the expansive year round outdoor living space able to accommodate plenty of furniture and a large gas -line grill . A discreet privacy screen adds to the exclusive setting . Take in the spectacular views day or night in this perfect location for relaxing and entertaining . This luxury suite has 2 generous sized bedrooms each with full walk-in closets and newer custom shelving ,offering plenty of storage space .The primary bedroom has a lovely 3 piece ensuite . The main bathroom is an equally impressive 4 piece bath , again highlighted by the colorful custom cabinetry. All rooms have custom made window coverings and additional blackout blinds in the bedrooms . There is a full sized washer / dryer in suite discreetly tucked away . The front foyer is spacious and welcoming allowing plenty of room to greet your guests and transition into your main living area . This truly is a beautiful home offering sophistication and elegance . **Please note some virtual staging on a few photos *****

Inclusions:
Property Listed By: **3 Bar Stools in the unit**
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









