



THE
A-TEAM

**RE/MAX
FIRST**

1110 3 Avenue #701, Calgary T2N 4J3

MLS® #: **A2191315** Area: **Hillhurst** Listing Date: **02/06/25** List Price: **\$500,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **880**
 Low Sqft:
 Ttl Sqft: **880**

DOM
16
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall, Underground**

Utilities and Features

Roof:
 Heating: **Fan Coil, Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 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, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`6" x 19`8"	Kitchen With Eating Area	Main	12`0" x 10`0"
Bedroom - Primary	Main	12`6" x 9`2"	Bedroom	Main	9`8" x 6`8"
Foyer	Main	10`3" x 3`6"	Laundry	Main	5`0" x 3`2"
4pc Bathroom	Main	8`10" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$645** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1411022**

Remarks

Pub Rmks: **Nestled in the heart of Kensington, this bright and spacious 2-bedroom, 1 bathroom home offers exceptional value and thoughtful upgrades throughout. The welcoming entryway features a built-in closet system, providing seamless organization from the moment you step inside. You will notice the gleaming hardwood floors throughout and the large windows, allowing for natural light to flood the area. The open-concept main living area boasts a spacious living area that flows into the European-style kitchen with high-end built-in stainless steel appliances, an induction cooktop, a Fisher & Paykel dishwasher, and granite countertops. Under-cabinet lighting enhances both functionality and ambiance, while the large eat-up island includes custom drawer inserts for optimized storage. A stylish light fixture defines the dining area, complemented by dimmer switches to create the perfect atmosphere. The primary suite is a true retreat, featuring warm wood flooring and a generous built-in closet system. The second bedroom is equally impressive, featuring a custom-built wall unit with a Murphy bed, wood flooring, and its own built-in closet system—ideal for guests or a versatile home office. The contemporary main bathroom is well-appointed with a chrome towel rack and a deep soaking tub. Step outside to the northwest-facing balcony, where you can unwind while enjoying views of Riley Park's lush greenery. Additional highlights include in-suite laundry, a secured underground titled parking stall, a separate storage locker, and ample visitor parking. This unbeatable location places you just steps from Cobbs Bread, Safeway, Second Cup, and Sidewalk Citizen, with countless dining, shopping, and transit options at your doorstep. Don't miss this rare opportunity!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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









