



# 1110 3 Avenue Calgary Alberta

\$670,000

\*\*\*\* NEW PRICING \*\*\*\*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...

Living room 16.17 Ft x 11.67 Ft

Kitchen 11.08 Ft x 8.33 Ft

Dining room 14.00 Ft x 7.50 Ft

Primary Bedroom 15.00 Ft x 9.42 Ft

Other 5.83 Ft x 5.58 Ft

Bedroom 12.67 Ft x 10.33 Ft

Other 7.67 Ft x 4.92 Ft

Laundry room 3.17 Ft x 3.17 Ft

Foyer 10.17 Ft x 5.92 Ft

3pc Bathroom 7.83 Ft x 4.92 Ft

4pc Bathroom 9.00 Ft x 4.83 Ft

Listing Presented By:



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