



## 1110 3 Avenue Calgary Alberta

\$300,000

This exceptional 1-bedroom condo with additional storage offers neighbourhood and downtown views from its 3rd-floor location. Boasting a modern open-concept design with soaring 9-foot ceilings, the unit features elegant hardwood floors throughout the main living space. The cook-friendly kitchen is equipped with sleek granite countertops, stainless steel appliances, and contemporary wood cabinetry. Enjoy year-round comfort with air conditioning, in-unit washer and dryer, and all appliances included. The price also includes a dedicated storage locker. Ideally situated in the trendy Kensington neighborhood, this luxury condo is just steps from the LRT station, a variety of restaurants, shopping, Riley Park, SAIT, the Bow River, and scenic pathways. Plus, it's within walking distance to downtown, offering the perfect blend of convenience and modern living. This is a rare opportunity you won't want to miss. (id:6769)

4pc Bathroom 8.00 Ft x 4.75 Ft

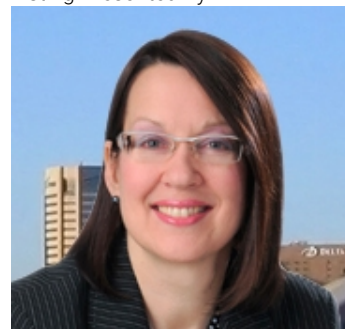
Dining room 12.00 Ft x 9.67 Ft

Kitchen 13.25 Ft x 8.83 Ft

Living room 13.75 Ft x 12.00 Ft

Primary Bedroom 13.00 Ft x 9.42 Ft

Listing Presented By:



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