



## 1110 3 Avenue Calgary Alberta

\$515,000

Amazing Location - Enjoy the best of urban living in the heart of Kensington in this quiet, well-built concrete building. This bright and welcoming corner unit features an open-concept layout with 2 spacious bedrooms, 2 full bathrooms, and an outdoor patio space. The kitchen has been updated with stylish new cabinet doors, stainless steel appliances, quartz countertops, and plenty of storage, including a generous pantry. The dining area includes a bold accent wall and modern pendant light, flowing easily into the large living room -- perfect for relaxing or entertaining. The oversized primary bedroom is a true retreat, easily accommodating a king-sized bed and offering two closet areas with built-in organizers. The private ensuite features a large walk-in shower and a wide vanity. The second bedroom sits next to a full 4-piece bathroom, ideal for guests, roommates, or a home office. Additional features include hardwood flooring, TITLED parking, air conditioning, and in-suite laundry. The unit has been freshly painted and is move-in ready. The building is well-managed with a solid reserve fund for peace of mind. Condo fees cover water, heat, insurance, common area maintenance, professional management, and reserve contributions. This pet-friendly complex (with board approval) is steps from Riley Park, the river pathways, and all that Kensington has to offer -- walk to Safeway, great restaurants, coffee shops, local bars, the LRT, and downtown. Floor plans and a 3D tour are available -- come see what makes this Kensington condo such a great place to call home! (id:6769)

3pc Bathroom 4.92 Ft x 10.33 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

Other 7.33 Ft x 10.33 Ft

Bedroom 13.92 Ft x 9.75 Ft

Dining room 15.75 Ft x 14.00 Ft

Foyer 6.58 Ft x 6.58 Ft

Kitchen 8.42 Ft x 14.58 Ft

Living room 17.25 Ft x 118.67 Ft

Primary Bedroom 13.17 Ft x 10.33 Ft

Listing Presented By:



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CIR Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca