



# 1110 3 Avenue Calgary Alberta

\$539,000

Welcome to St. Johns on 10th! This beautiful 2-bedroom, 2-bathroom condo offers a dream residence in the dynamic heart of Kensington. A large corner unit, spanning over 900 sqft, with a well-planned layout. The living room, dining room, and kitchen area are flooded with natural light, the large windows also provide an amazing view of the downtown skyline. The kitchen boasts granite countertops and stainless steel appliances. The master bedroom is your personal haven, complete with its own three-piece ensuite bathroom and walk-in closet. Meanwhile, the second bedroom is just the right size - perfect for guests, family, or turning it into your home office. Rounding this unit out is a heated, secured, titled, underground parking spot. Conveniently located just steps away from Kensington's premier dining, shopping, and amenities, as well as the scenic Riley Park, this home ensures unmatched accessibility. Nearby Bow River pathways, the C-train (one block away), SAIT/AUA (just up the hill), and the charming historic neighborhoods of Hillhurst and Sunnyside surround you. With an outstanding walk score of 97 and a bike score of 99, this location can't be beat. Don't miss out on the opportunity to call this urban oasis your new home! (id:6769)

- Living room/Dining room 18.42 Ft x 13.42 Ft
- Kitchen 8.42 Ft x 8.17 Ft
- Primary Bedroom 11.58 Ft x 9.58 Ft
- Other 7.25 Ft x 5.33 Ft
- 3pc Bathroom 9.00 Ft x 4.83 Ft
- Bedroom 14.67 Ft x 10.08 Ft
- Foyer 5.42 Ft x 3.42 Ft
- Laundry room 3.50 Ft x 3.17 Ft
- 4pc Bathroom 7.67 Ft x 4.83 Ft
- Other 9.17 Ft x 7.17 Ft

Listing Presented By:



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RE/MAX REAL ESTATE (CENTRAL)

<http://www.penleymcnaughton.com/>

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