

1110 3 Avenue Calgary Alberta

$474,900

Experience the best of inner-city living in Kensington, one of Calgary's most vibrant, walkable, and sought-after neighbourhoods. This beautifully designed 2-bedroom, 2-bathroom condo offers the perfect blend of style, comfort, and convenience. Bathed in natural light from expansive floor-to-ceiling windows, the open-concept layout seamlessly connects the kitchen, dining, and living areas, creating an inviting space that's ideal for both everyday living and entertaining. The contemporary kitchen is beautifully appointed with granite countertops, stainless steel appliances, generous cabinetry, and ample prep space. Thoughtfully designed for privacy, the well-separated bedrooms create an ideal layout for families, guests, or roommates. The spacious primary suite features a walk-in closet, a stylish 3-piece ensuite, and direct access to the patio. The second bedroom also includes a walk-in closet and is conveniently located beside the full 4-piece bathroom, making it equally well suited for guests, family, or a home office. One of the home's most impressive features is the oversized south-facing private patio, accessible from both the living room and the primary bedroom. Rarely found in condo living, this exceptional outdoor space is perfect for entertaining, outdoor dining, enjoying your morning coffee, or simply relaxing in the sunshine. Seamlessly extending your living space outdoors, it creates a private retreat you'll enjoy throughout the warmer months. Additional highlights include a titled underground parking stall, an assigned storage locker, access to three secure bike storage rooms, ample visitor parking, and condo fees that cover all utilities except electricity, providing excellent value and predictable monthly expenses. Located just steps from Kensington's boutique shops, cafes, award-winning restaurants, Safeway, Riley Park, the Bow River pathway system,...

Kitchen 12.92 Ft x 8.92 Ft

Living room 11.17 Ft x 14.58 Ft

Dining room 11.17 Ft x 8.92 Ft

Primary Bedroom 10.00 Ft x 13.42 Ft

Bedroom 10.00 Ft x 10.00 Ft

3pc Bathroom 7.50 Ft x 5.42 Ft

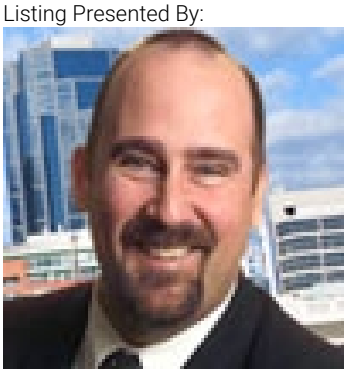
4pc Bathroom 8.25 Ft x 4.92 Ft

Other 7.83 Ft x 6.58 Ft

Other 6.08 Ft x 6.00 Ft

Other 8.75 Ft x 14.58 Ft

Listing Presented By:



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