



1110 3 Avenue Calgary Alberta

\$289,900

WOW WOW WOW! City Tax Assessment Just in at \$332,500. Buy Now for INSTANT EQUITY!!!! Experience Kensington Vibes! Prime Downtown Thrills! Dive into the dynamic heart of the city with this sleek, sports-enthusiast's dream condo! Perfectly designed, this 1-bedroom, 1-bathroom gem maximizes every inch of space for ultimate comfort and style. The expansive living room flows seamlessly onto a massive 14'x20' balcony--ideal for your morning stretches or a cool down session after your bike ride. Indulge in the culinary delight of an open kitchen equipped with top-of-the-line stainless steel appliances, chic quartz countertops, and all the modern conveniences, including in-suite laundry and ample storage solutions. The master suite is your personal retreat featuring a walk-through closet that opens into a spacious 4-piece bathroom. Extra perks! You've got a dedicated storage locker on the second floor, making it easy to stash your gear between adventures. Situated a heartbeat away from the LRT, grocery stores, and the Bow River's extensive path system, your new home puts cafes, shops, and downtown energy right at your doorstep. The building isn't just about looks; it's practical too, offering wheelchair access, visitor parking, a bike room, and central air. Ready to move in now, this condo is more than just a home--it's a lifestyle. Grab your running shoes, bike, or paddleboard and start your next urban adventure here! Discover this incredible property in WOW Kensington! With a Walk Score of 97, it's a true Walker's Paradise. You'll enjoy Excellent Transit with a score of 77, and it's also a Biker's Paradise, boasting an impressive score of 99. Start your inner city living today, call to book a showing now! (id:6769)

Other 9.92 Ft x 11.17 Ft

Dining room 7.25 Ft x 11.17 Ft

Living room 15.00 Ft x 11.17 Ft

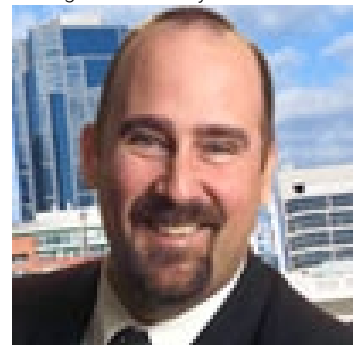
Primary Bedroom 10.00 Ft x 13.25 Ft

Other 6.25 Ft x 7.58 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

Laundry room 3.67 Ft x 3.25 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.thehowardteam.net/>

RE/MAX Realty Professionals

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