



1110 3 Avenue Calgary Alberta

\$300,000

Welcome to your new home in the heart of Calgary's vibrant Kensington community. Whether you're after a walkable lifestyle, quick access to downtown, or the nearby LRT, St. John's on 10th Street puts everything you need just steps away—including parks, pathways, shops, and cafes. This spacious 1-bedroom condo offers high ceilings, air conditioning, in-suite laundry, and a south-facing balcony. The kitchen is outfitted with sleek white cabinetry, stainless steel appliances, granite countertops, and convenient bar seating. The open-concept living and dining area accommodates full-sized furniture and features easy-to-maintain laminate flooring. The bedroom fits a king-sized bed and includes a large window for natural light. A walk-through closet leads to a well-appointed 4-piece bathroom. For added convenience, the storage locker is located just across the hallway. St. John's on 10th is a secure, well-maintained building with bike storage and secure visitor parking. Reserved underground parking is available through ParkPlus for \$210/month. You are just minutes from the Bow River Pathway, Riley Park, grocery stores, and some of Calgary's best local restaurants and boutiques. With the Sunnyside LRT station just a 2-minute walk away, commuting to SAIT, the University of Calgary, or downtown is quick and easy. This well-designed condo is the ideal home base for enjoying all that Calgary's urban core has to offer. Book your showing today. (id:6769)

4pc Bathroom 7.92 Ft x 4.92 Ft

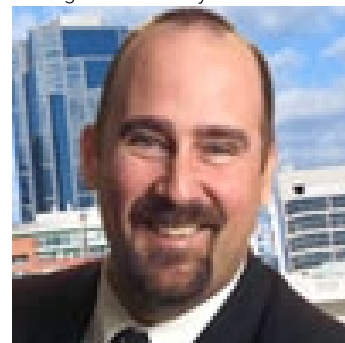
Primary Bedroom 9.75 Ft x 13.17 Ft

Dining room 11.17 Ft x 8.00 Ft

Kitchen 12.83 Ft x 9.92 Ft

Living room 11.17 Ft x 14.58 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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