

\$325,000 - 308, 1110 3 Avenue Nw, Calgary

MLS® #A2243774

\$325,000

1 Bedroom, 1.00 Bathroom, 611 sqft

Single Family on 0.00 Acres

Hillhurst, Calgary, Alberta

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.



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Built in 2014

Essential Information

Listing #	A2243774
Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Square Footage	611
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	308, 1110 3 Avenue Nw
Subdivision	Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N4J3

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	No Animal Home, No Smoking Home, Gas BBQ Hookup, Parking
Parking	None, Street, Visitor Parking

Interior

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Oven - Built-In, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
# of Stories	8

Exterior

Exterior	Brick, Concrete, Stucco
Construction	Poured concrete

Listing Details

Listing Office

CIR Realty



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