

# \$524,900 - 201, 1110 3 Avenue Nw, Calgary

MLS® #A2230864

**\$524,900**

2 Bedroom, 2.00 Bathroom, 981 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

A Rare Find in the Heart of Kensington!

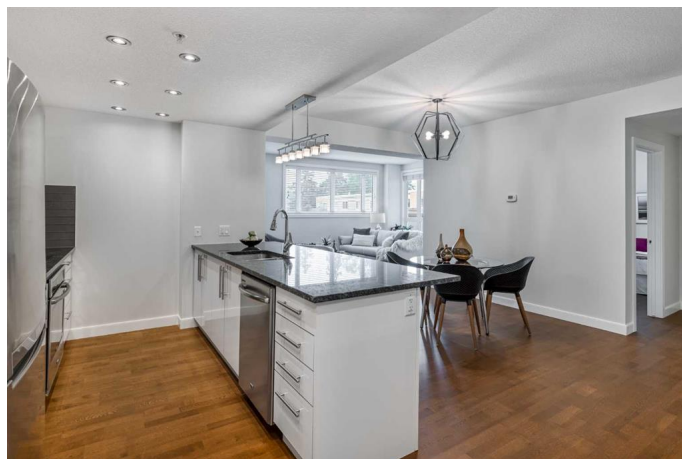
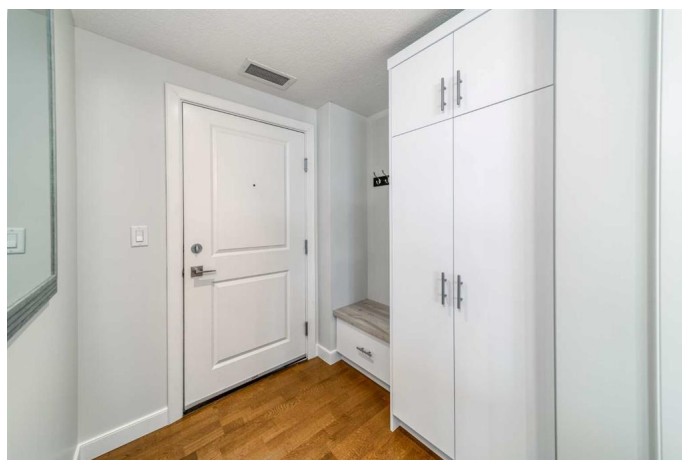
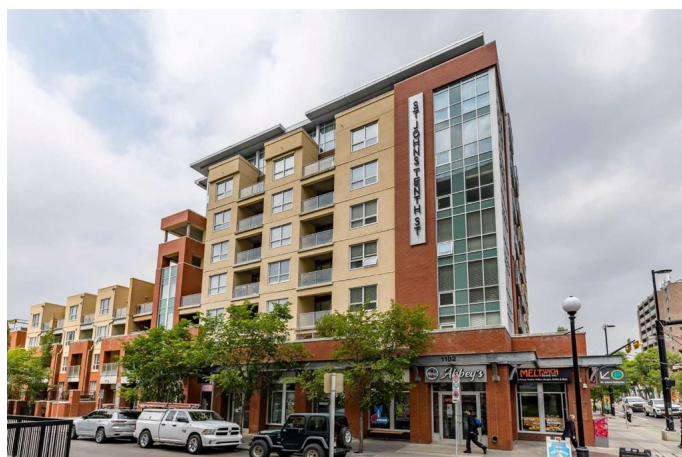
This tastefully updated and exceptionally quiet unit is a hidden gem, featuring an oversized patio ideal for entertaining or unwinding.

Designed with modern living in mind, it includes a new custom-built cabinetry in the foyer, brand-new flooring, updated lighting, and fresh, neutral paint throughout that complements any decor. The spacious open-concept layout enhances both functionality and flow.

The kitchen boasts a large granite island, stainless steel appliances, and generous storage, while the living and dining areas flow seamlessly, creating a bright and welcoming space. Both bedrooms are well-sized. The master bedroom includes a private ensuite and ample closet space, while the second bedroom easily doubles as a home office. Additional highlights include central air conditioning, in-suite laundry, titled underground parking, separate storage, and secure bike storage—all within a quiet, well-built concrete building.

Located in the heart of Kensington—one of Calgary's most walkable neighbourhoods—you're just steps from the Bow River pathways, Safeway, the LRT, popular caf  s, restaurants, boutique shops, the iconic Plaza Theatre, and walking distance to SAIT and downtown.

Don't miss your opportunity to own this standout unit in a top-tier location!



Built in 2014

## Essential Information

MLS® #	A2230864
Price	\$524,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	981
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	201, 1110 3 Avenue Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4J3

## Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Built-in Features, Kitchen Island, Stone Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central
Cooling	Central Air
# of Stories	8

## Exterior

Exterior Features	Balcony
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Construction            Brick, Concrete, Stucco

**Additional Information**

Date Listed            June 13th, 2025  
Days on Market        2  
Zoning                    DC

**Listing Details**

Listing Office            Power Properties

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