

\$339,999 - 208, 1110 3 Avenue Nw, Calgary

MLS® #A2250328

\$339,999

1 Bedroom, 1.00 Bathroom, 615 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

****OPEN HOUSE SAT, AUG 23RD AT 12-2 PM** *VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!*** Welcome to this 1-bed, 1-bath condo perfectly located in the vibrant Kensington district, within the heart of Hillhurst. This condo captures the very best of inner-city living while offering the comfort of a private retreat. Caf   culture, boutique shopping, and some of Calgary  s finest restaurants are only steps away, while the Bow River pathways invite morning jogs or evening strolls. The nearby Sunnyside LRT connects you easily to the rest of the city, and downtown can be reached within minutes on foot. Life here feels connected, vibrant, and endlessly convenient. Inside, oversized south-facing windows bathe the open-concept layout with natural light. The sleek kitchen is finished with quartz counters, warm wood cabinetry, stainless steel appliances, including an induction stovetop, and a peninsula with bar seating that overlooks the dining and living spaces. Whether meals are enjoyed under the modern light fixture in the dining nook or casually in the living room, the layout ensures effortless flow and easy entertaining. The living room extends outdoors onto not one, but two sunny south-facing balconies; a rare feature in such a central location. These private retreats are perfect for savouring a morning coffee, enjoying an afternoon read in the sun, or evening drinks while the city lights glow. The bedroom continues the theme of brightness



and calm, with large windows overlooking one of the balconies. A walk-through closet provides access to the 4pc bathroom, where tiled floors, a modern quartz vanity, and a tub/shower combo add comfort and sophistication. Everyday conveniences include in-suite laundry, a titled underground parking stall, and a storage locker just across the hall. St. John's on Tenth, a secure and well-maintained eight-storey building, enhances the lifestyle with bike storage, visitor parking, and additional reserved underground options through ParkPlus. With street-level retail and a lively surrounding community, the building embodies true urban convenience. Set in one of Calgary's most desirable neighbourhoods, this home offers a rare balance: the energy of Kensington, the serenity of private outdoor space, and the comfort of a thoughtfully designed interior. This is more than just a condo—it's a lifestyle. Schedule your private showing today.

Built in 2014

Essential Information

MLS® #	A2250328
Price	\$339,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	615
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	208, 1110 3 Avenue Nw
---------	-----------------------

Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 4J3

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled

Interior

Interior Features	Breakfast Bar, Built-in Features, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Induction Cooktop
Heating	Forced Air
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony
Roof	Flat
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	August 21st, 2025
Zoning	DC

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.