

# \$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!

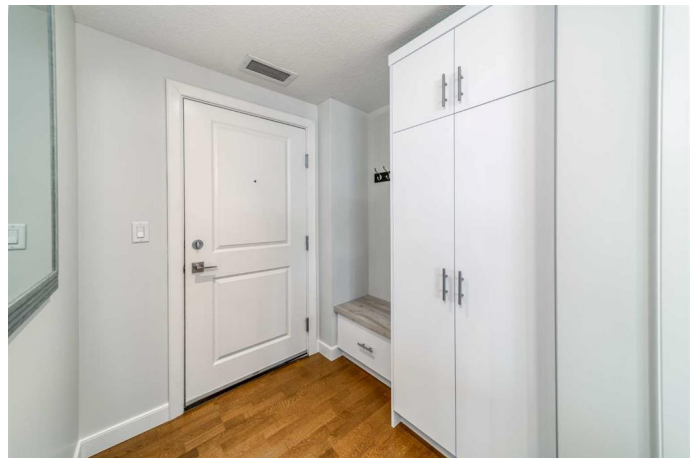
This tastefully updated and exceptionally quiet unit is a hidden gem, featuring an oversized patio ideal for entertaining or unwinding.

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
-------------------	---------

Construction            Brick, Concrete, Stucco

**Additional Information**

Date Listed            June 13th, 2025  
Days on Market        8  
Zoning                 DC

**Listing Details**

Listing Office           Power Properties

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.