

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

MLS® #A2243774

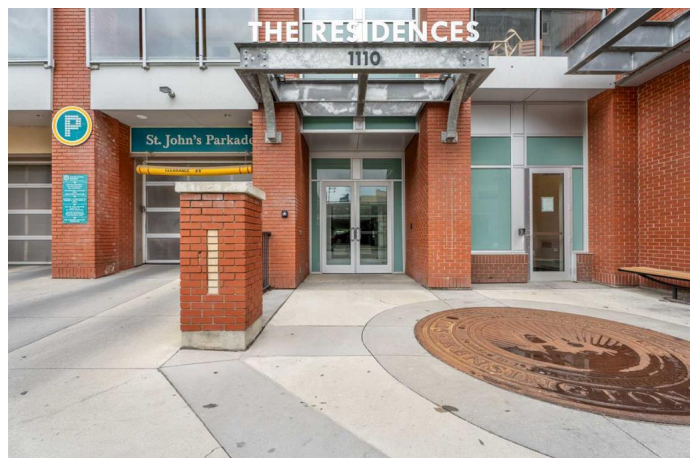
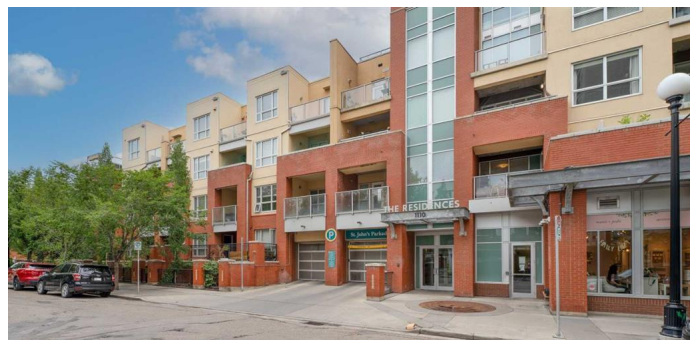
**\$325,000**

1 Bedroom, 1.00 Bathroom, 611 sqft

Residential 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.



Built in 2014

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243774          |
| Price          | \$325,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 611               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 308, 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   | On Street, Guest, None                                          |

## Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s), Bidet                     |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Cooktop |
| Heating           | Forced Air                                                                                                     |
| Cooling           | Central Air                                                                                                    |
| # of Stories      | 8                                                                                                              |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof              | Flat                  |

Construction            Brick, Concrete, Stucco

**Additional Information**

Date Listed            July 29th, 2025  
Days on Market        71  
Zoning                    DC

**Listing Details**

Listing Office            CIR Realty

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