

# \$530,000 - 707, 1110 3 Avenue Nw, Calgary

MLS® #A2261568

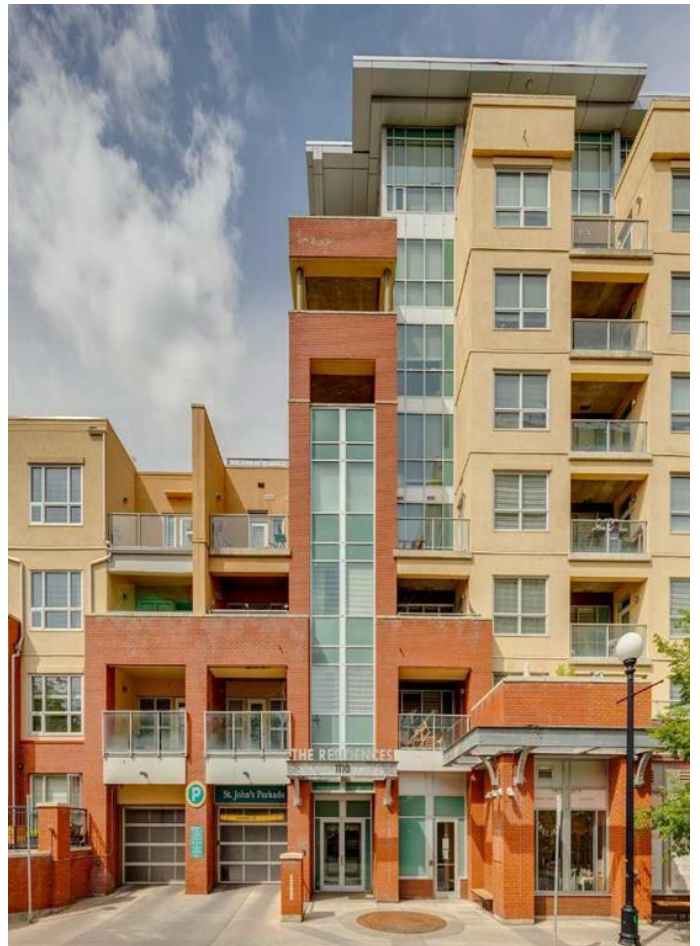
**\$530,000**

2 Bedroom, 2.00 Bathroom, 857 sqft

Residential on 0.00 Acres

Hillhurst, Calgary, Alberta

OPEN HOUSE SAT OCT 18TH 1PM-3PM & SUN OCT 19TH 9AM Welcome to your new home in the St. John's building located in the heart of one of Calgary's most vibrant inner-city communities. This two-bedroom, two-bathroom condo offers comfort, style, and an unbeatable location that makes everyday living incredibly convenient. Both bedrooms are designed as primaries, each with its own three-piece ensuite—one even features a Jack-and-Jill style layout, perfect for added flexibility and function. With two private balconies, you'll have great spots to enjoy morning coffee, fresh air, or an evening wind-down. The building is secured and well-maintained, featuring titled underground heated parking, secure entry, and additional guest parking—everything you need for peace of mind and day-to-day convenience. Step outside and you're directly across the street from grocery shopping and the Sunnyside C-Train station. You're also just a short walk to the Bow River pathways, Riley Park, and endless options for restaurants, bars, and boutique shops in Kensington. With easy access to SAIT, the University of Calgary, downtown, and several nearby parks and playgrounds, this is the ideal home for professionals, students, or young families who want to live in the heart of it all. Don't miss your chance to own in one of Calgary's most walkable and connected communities.



Built in 2014

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261568          |
| Price          | \$530,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 857               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 707, 1110 3 Avenue NW |
| Subdivision | Hillhurst             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2N 4J3               |

## Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Stall, Titled, Underground                             |

## Interior

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

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Brick, Concrete, Stucco

**Additional Information**

Date Listed            October 2nd, 2025

Days on Market        22

Zoning                 DC

**Listing Details**

Listing Office           RE/MAX House of Real Estate



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