

# \$300,000 - 308, 1110 3 Avenue Nw, Calgary

MLS® #A2243774

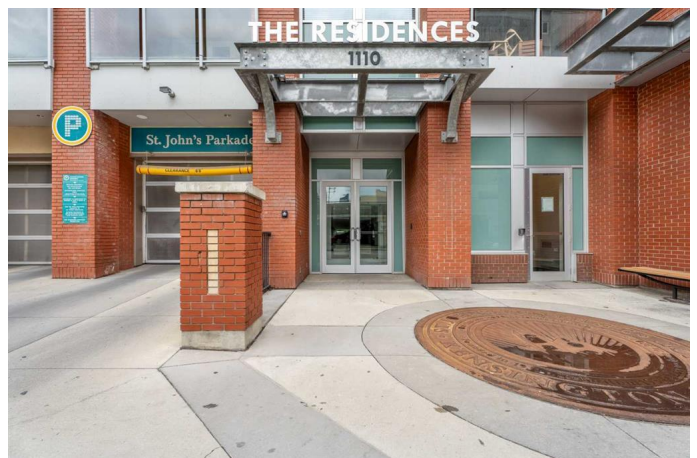
## \$300,000

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          | \$300,000         |
| 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   | Guest, None, On Street                                          |

## Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s), Bidet                     |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| 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        86  
Zoning                 DC

**Listing Details**

Listing Office            CIR Realty

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.