

803, 1110 3 Avenue NW  
Calgary, Alberta

MLS # A2154060



**\$629,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Hillhurst  |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                                     |               |                   |
| <b>Style:</b>    | Penthouse  |               |                   |
| <b>Size:</b>     | 1,148 sq.ft.   | <b>Age:</b>   | 2014 (10 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Oversized, Parkade, Secured, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Views  |               |                   |

|                    |                         |                   |        |
|--------------------|-------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Membrane                | <b>Condo Fee:</b> | \$ 790 |
| <b>Basement:</b>   | -                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stucco | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                       | <b>Utilities:</b> | -      |

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)

**Inclusions:** 3 Bar Stools in the unit

\*\*\*\* NEW PRICING \*\*\*\*Impressive views from this elegant Top floor / Penthouse unit , Panoramic views of Downtown , Crescent Heights and the surrounding Hillside , situated right in the hub of the charming and vibrant neighborhoods of Hillhurst and Kensington offering a walk-able inner city lifestyle with easy access to transit , fine dining , cafes ,boutique shopping , parks and Bow River biking paths . This spacious unit is the largest floor plan in the building , 1148 sq.ft with 9 ft. ceilings and full length windows add to the bright and inviting feel of this Showcase suite . The well thought out floor plan has an extensive feature Island kitchen with ample countertop space highlighted with stainless steel appliances and eye-catching cabinetry with plenty of seating at the breakfast bar .The open plan flows seamlessly to a large open living room and dining room while taking advantage of the panoramic city and hillside views . Enjoy the expansive year round outdoor living space able to accommodate plenty of furniture and a large gas -line grill . A discreet privacy screen adds to the exclusive setting . Take in the spectacular views day or night in this perfect location for relaxing and entertaining . This luxury suite has 2 generous sized bedrooms each with full walk-in closets and newer custom shelving ,offering plenty of storage space .The primary bedroom has a lovely 3 piece ensuite . The main bathroom is an equally impressive 4 piece bath , again highlighted by the colorful custom cabinetry. All rooms have custom made window coverings and additional blackout blinds in the bedrooms . There is a full sized washer / dryer in suite discreetly tucked away . The front foyer is spacious and welcoming allowing plenty of room to greet your guests and transition into your main living area . This truly is a beautiful home offering sophistication and

elegance . \*\*Please note some virtual staging on a few photos \*\*\*