

803, 1110 3 Avenue NW  
Calgary, Alberta

MLS # A2154060



**\$649,900**

<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

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 \*\*\*