

**803, 1110 3 Avenue NW
Calgary, Alberta**

MLS # A2154060



\$649,900

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

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

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 ***