

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

**MLS # A2175797**



**\$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:** none

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 \*\*\*