

## 1188 3 Street #3802, Calgary T2G1H8

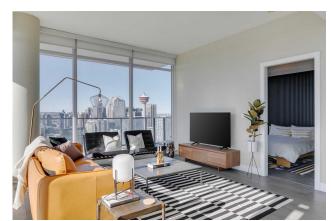
Kitchen Appl:

**Utilities:** 

**Beltline** 02/28/24 MLS®#: A2109777 Area: Listing List Price: **\$1,205,000** 

Status: Active None Association: Fort McMurray County: Calgary Change:

Date:



Prop Type: Residential Sub Type: **Apartment** 

Year Built: 2016

Lot Shape:

Access: Lot Feat:

Park Feat:

Lot Information Lot Sz Ar:

**General Information** 

City/Town: Calgary

Ttl Sqft: 1,734

1,734

Finished Floor Area

Abv Saft:

Low Sqft:

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz: 2 (2)

2

3.0 (3 0)

High-Rise (5+)

81

Parkade, Titled, Underground

Utilities and Features

Flooring:

Roof: Construction:

Heating: Fan Coil Brick, Concrete, Stucco

Sewer:

Ext Feat: **Balcony, Lighting** Hardwood, Tile Water Source: Fnd/Bsmt:

Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings

Int Feat: Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

**Room Information** 

Level Room Dimensions <u>Level</u> **Dimensions** Room Main 12`11" x 13`6" 4`11" x 7`5" **Bonus Room** 3pc Bathroom Main 4pc Ensuite bath Main 7`10" x 8`4" 5pc Ensuite bath Main 9'9" x 8'1" **Bedroom** Main 10`10" x 17`7" **Dining Room** Main 19`8" x 11`1" Kitchen Main 17`3" x 8`3" **Living Room** Main 16`2" x 14`2" **Bedroom - Primary** Office Main 10`1" x 7`3" Main 13`2" x 12`0" 10`10" x 4`3" Walk-In Closet 13`1" x 7`10" Storage Main Main

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$1,413 DC (pre 1P2007)

Fee Simple Fee Freq: Monthly

Legal Desc: 1611563

Remarks

Pub Rmks:

Nestled in the heart of Calgary's vibrant Culture & Entertainment District, this luxurious sub-penthouse embodies modern urban living at it's finest. With sweeping views of the mountains and downtown skyline through floor-to-ceiling windows, this cosmopolitan residence offers a sophisticated retreat mere minutes from the bustling energy of downtown. Spanning 1,734 square feet, this two-bedroom residence boasts two ensuite baths, additional 3-pce. bath, bonus room for media lounge or office, ample storage and a spacious wrap-around balcony. The bright and open layout features curated interior design and exquisite finishes including 9.5-foot ceilings, wide-plank hardwood floors, travertine tile floors, Italian Armony Cucine cabinetry, quartz countertops, and integrated Miele kitchen appliances. Each bedroom offers an ensuite bath, with the primary suite showcasing a double vanity and generously sized walk-in closet with luxurious Poliform built-ins. Residents also enjoy access to a host of building amenities, including a state-of-the-art fitness centre, resident's club, outdoor garden terrace, concierge services and security. Experience the convenience of living steps away from shops, restaurants and major entertainment destinations like the iconic Calgary Stampede and the upcoming new event centre. Enjoy the amenities in the new community space Pixel Park offering sports courts, dog park and EV charging stations. This is quintessential metropolitan living with unrivalled views.

Inclusions: N/A

Property Listed By: Sotheby's International Realty Canada

## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



