



THE
A-TEAM

**RE/MAX
FIRST**

1122 3 Street #2107, Calgary T2G 0E7

MLS® #: **A2122566**

Area: **Beltline**

Listing Date: **04/12/24**

List Price: **\$489,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **832**
Low Sqft:
Ttl Sqft: **832**

DOM

37
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Enclosed,Heated Garage,Parkade,Secured,Stall,Titled**

Utilities and Features

Roof: **Membrane**
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Courtyard**

Construction: **Aluminum Siding ,Concrete,Stone**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Cooktop,Garage Control(s),Garburator,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Wired for Sound**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`0" x 10`2"	Dining Room	Main	11`6" x 9`0"
Kitchen	Main	12`0" x 9`8"	Bedroom - Primary	Main	10`2" x 9`4"
Bedroom	Main	9`8" x 9`6"	Foyer	Main	8`0" x 5`0"
Laundry	Main	5`0" x 3`0"	4pc Ensuite bath	Main	
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$761

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

1512348

Remarks

Pub Rmks:

Spectacular mountain & city skyline views from this very open south west corner unit with floor to ceiling windows bathing this unit in sunlight. Sleek modern kitchen with upgraded stainless appliance package, quartz countertops & a huge island with breakfast bar. Two good sized bedrooms including the master with double closets & a 4 pc bath with soaker tub. Three elevators whisk you up to your suite or down to the secure, titled parking stall. Fabulous amenities include an elaborately equipped gym with yoga studio, a social lounge, a rooftop patio for summer BBQ's & a workshop, complete with a work bench & tools. Enjoy the convenience of the concierge to handle incoming packages & the comfort & safety of security personnel. Walk to work or enjoy the close proximity to Stampede Park, nearby Sunterra Market, shops, restaurants & entertainment or enjoy a stroll along the river & pathways.

Inclusions:

N/A

Property Listed By:

RE/MAX Landan Real Estate

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







