



THE
A-TEAM

**RE/MAX
FIRST**

1188 3 Street #4003, Calgary T2G 1H8

MLS®#: **A2137504**

Area: **Beltline**

Listing Date: **06/03/24**

List Price: **\$1,438,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **2,431**

Low Sqft:

Ttl Sqft: **2,431**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

105

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **Apartment**

Parking

Ttl Park: **4**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Tandem,Underground

Utilities and Features

Roof: **Membrane**

Heating: **Fan Coil**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction:

Brick,Concrete,Stucco

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

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

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

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	30`6" x 21`5"	Kitchen	Main	21`10" x 9`4"
Dining Room	Main	16`6" x 13`6"	Bedroom - Primary	Main	22`6" x 15`8"
Bedroom	Main	12`8" x 12`0"	Foyer	Main	5`2" x 3`9"
Laundry	Main	5`2" x 3`9"	Storage	Main	7`0" x 6`7"
5pc Ensuite bath	Main		3pc Ensuite bath	Main	
2pc Bathroom	Main		Balcony	Main	33`2" x 5`4"

Legal/Tax/Financial

Condo Fee:
\$2,091

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **1611563**

Remarks

Pub Rmks: **Indulge in the epitome of luxury living at the pinnacle of Calgary's skyline. This extraordinary sub-penthouse with its carefully curated features, promises an unparalleled experience. Welcome to urban sophistication, where breathtaking panoramic views of the city, mountains, and river unfold before your eyes through floor-to-ceiling windows on the 40th floor. Sprawling over an impressive 2,400 sq. ft., and boasting two generous bedrooms and two full baths, complemented by an additional powder room, this home offers ample space for the most discerning residents. Step outside onto multiple expansive balconies, where entertaining reaches new heights and you can savour the views in every direction. Prepare to be captivated by the allure of modern interior design by the renowned Amanda Hamilton, which seamlessly integrates with the well-appointed finishes throughout including +9' ceilings, wide plank hardwood and travertine floor tile. Italian Armony Cucine cabinetry and quartz countertops create a refined ambiance, while integrated Miele kitchen appliances make every meal a culinary delight. The allure of this property extends far beyond its luxurious interiors. The primary 'wing' is a sanctuary of pure bliss, pampering you with a spa-inspired ensuite, complete with a free-standing tub that beckons you to unwind after a long day. An exquisitely designed custom dressing room closet adds an exclusive touch. Beyond your abode, indulge in the state-of-the-art fitness centre with a yoga studio, meet your friends and neighbours at the resident's club or on the exclusive garden terrace. Rest assured with the presence of concierge and security services, adding a layer of comfort to your lock and leave lifestyle. Comes complete with storage locker and 2 titled tandem parking stalls to accommodate 4 vehicles. Seize this exclusive opportunity to be at the heart of Calgary's vibrant Culture & Entertainment District, mere minutes from the bustling energy of downtown. Elevate your lifestyle with spectacular vistas and make your ascent to the top of luxury living today.**

Inclusions: **None**
Property Listed By: **Sotheby's International Realty Canada**

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