



THE
A-TEAM

**RE/MAX
FIRST**

1122 3 Street #3101, Calgary T2G 1H7

MLS®#: **A2146122** Area: **Beltline** Listing Date: **07/11/24** List Price: **\$339,900**
 Status: **Active** County: **Calgary** Change: **-\$9k, 06-Aug** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **513**
 Low Sqft:
 Ttl Sqft: **513**

DOM

67

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Other**

Construction: **Brick,Concrete,Stone**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Induction Cooktop,Microwave,Range Hood,Washer/Dryer**
 Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	8`1" x 9`2"	Living Room	Main	11`1" x 13`0"
Bedroom - Primary	Main	9`7" x 8`4"	4pc Bathroom	Main	5`10" x 7`9"
Laundry	Main	2`10" x 2`11"	Balcony	Main	7`5" x 10`10"

Legal/Tax/Financial

Condo Fee: **\$426** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**
 Fee Freq:

Monthly

Legal Desc: **1512348**

Remarks

Pub Rmks: **Featuring newly upgraded waterproof vinyl flooring throughout and brand-new European appliances, including a Fulgor Milano oven and Bosch washer & dryer, this condo has been thoughtfully updated, with a total renovation cost of \$7,000. Welcome to your cozy urban retreat in the heart of Calgary's bustling downtown core! This beautifully designed 1 Bed, 1 Bath condo in the highly sought-after Beltline neighborhood offers the perfect blend of modern style and urban convenience. The kitchen is a home cook's dream, centered around a sleek and stylish island. Top-of-the-line built-in appliances, including a refrigerator and dishwasher seamlessly integrated into the cabinetry, a flush-mount stainless steel sink, and an electric cooktop, make this kitchen both practical and beautiful. Floor-to-ceiling windows flood the space with natural light, offering panoramic views of the iconic Calgary Tower and the majestic Bow Building. The location couldn't be better. Just steps from the C-train station, you'll have quick and easy access to all parts of the city. With an abundance of amenities, shops, and restaurants right at your doorstep, you'll fully enjoy the urban lifestyle. Don't miss the chance to make this urban oasis your new home and experience the best of downtown Calgary living!**

Inclusions: **N/A**
Property Listed By: **Top Producer Realty and Property Management**

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