

**1122 3 Street #3201, Calgary T2G 1H7**

MLS®#: **A2154603** Area: **Beltline** Listing Date: **08/01/24** List Price: **\$325,000**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 08-Sep** 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: **513**  
 Low Sqft:  
 Ttl Sqft: **513**

DOM  
**48**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Enclosed,Heated Garage,Stall,Titled**

Utilities and Features

Roof:  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Aluminum Siding ,Concrete,Stone**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Electric Cooktop,Washer,Window Coverings**  
 Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>13`0" x 11`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`7" x 8`4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee: **\$479** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**  
 Fee Freq: **Monthly**

Legal Desc: 1512348

Remarks

Pub Rmks: **WOW!! Must see this beautiful 1 bedroom Apartment with Unobstructed Downtown & the Bow River view! With 513 sq. ft. of living space, this unit features floor-to-ceiling windows that fill the home with natural light and showcase breathtaking vistas from every angle. The spacious Living Room boasts a large window framing picturesque city and river views, leading out to the Balcony - an ideal spot for relaxation. The Kitchen is equipped with a central island and eating bar, quartz countertops, and modern stainless steel appliances including an electric cooktop, built-in oven, built-in fridge, microwave, and dishwasher. Ample cabinetry provides plenty of storage space. The Master Bedroom features expansive windows that offer delightful views and includes a closet with built-in organizers. This unit also includes a 4 pc Bath and in-suite Laundry for added convenience. Enjoy the comfort of air conditioning throughout the space. This condo also comes with a Titled parking stall and assigned storage. Building amenities are exceptional, with a well-appointed gym, a social lounge, a rooftop patio perfect for summer BBQs, and a workshop complete with a workbench and tools. Benefit from concierge services for package handling and the peace of mind provided by security personnel. Located within walking distance to your workplace in Downtown, Stampede Park, Sunterra Market, various shops, restaurants, and entertainment options. Enjoy strolls along the river and pathways. Don't miss out on this remarkable opportunity!**

Inclusions: N/A  
Property Listed By: Jessica Chan Real Estate & Management Inc.

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