



THE
A-TEAM

**RE/MAX
FIRST**

1122 3 Street #3701, Calgary T2G 0E7

MLS® #: **A2159013**

Area: **Beltline**

Listing Date: **08/20/24**

List Price: **\$907,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,625**

Low Sqft:

Ttl Sqft: **1,625**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Titled, Underground

DOM

29

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

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

Construction: **Brick, Concrete**
Flooring: **Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`11" x 14`8"	Kitchen With Eating Area	Main	8`3" x 17`5"
Laundry	Main	4`5" x 3`5"	Bedroom	Main	10`2" x 11`6"
Den	Main	9`5" x 13`11"	Storage	Main	5`6" x 5`1"
Bedroom - Primary	Main	13`10" x 12`8"	2pc Bathroom	Main	6`7" x 4`8"
4pc Ensuite bath	Main	7`7" x 8`5"	6pc Ensuite bath	Main	19`8" x 5`9"
Walk-In Closet	Main	4`1" x 8`0"	Balcony	Main	6`11" x 22`8"
Balcony	Main	7`3" x 32`8"			

Legal/Tax/Financial

Condo Fee:
\$1,333

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1512348**

Remarks

Pub Rmks: **Court order sale! Magnificent city and mountain view with huge wraparound balconies to enjoy with families and friends. This 2 bedroom plus den unit provide over 1600sf for luxury condo living high above city skyline. 10' ceilings + floor-to-ceiling windows enable you to appreciate the million dollar unobstructed view even inside the unit. Both bed rooms with their own ensuite for comfort and privacy. 2 titled underground parking provide the amenity of family gathering and conveniency for condo. location is one of the best in town with LRT just steps away and city night life is in your catch. The list price is way below city assessment, act fast and don' t let this opportunity slips away.**

Inclusions:
Property Listed By: **as is where is
Grand Realty**

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