



THE
A-TEAM

**RE/MAX
FIRST**

1122 3 Street #802, Calgary T2G 1H7

MLS® #: **A2162672**

Area: **Beltline**

Listing Date: **09/05/24**

List Price: **\$458,800**

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: **750**
Low Sqft:
Ttl Sqft: **750**

DOM

13
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Titled, Underground**

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony, Lighting**

Construction: **Concrete, Stone**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Kitchen Island, Open Floorplan, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5' 5" x 7' 4"
Living Room	Main	9' 3" x 12' 5"
Bedroom	Main	9' 6" x 9' 10"
3pc Bathroom	Main	4' 11" x 7' 7"

Room	Level	Dimensions
Kitchen With Eating Area	Main	8' 6" x 13' 6"
Bedroom - Primary	Main	9' 10" x 10' 0"
Laundry	Main	2' 6" x 2' 11"
4pc Ensuite bath	Main	4' 11" x 7' 10"

Legal/Tax/Financial

Condo Fee:
\$687

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **1512348**

Remarks

Pub Rmks: **Discover the pinnacle of modern city living in this stunning 8th-floor NE corner unit, offering breathtaking views of the downtown skyline, gorgeous sunrises, and the excitement of Stampede fireworks! Perfect for those who crave a vibrant, urban lifestyle, this sleek 2-bedroom, 2-bathroom condo offers a bright, open-concept design, with floor-to-ceiling windows and a flood of natural light. The contemporary kitchen, crafted by Italian designer Armony Cucine, combines high-end stainless steel appliances, elegant stone countertops, and a sleek, efficient design for effortless modern living. With in-suite laundry, central A/C, and a titled underground parking stall, convenience is key. An additional storage locker offers extra space for all your storage needs. Building amenities include a state-of-the-art fitness centre with a yoga studio, a lounge area, a workshop, a bike room, concierge services, and 24/7 security. Located in the heart of the city, you'll enjoy easy access to everything downtown living has to offer.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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