



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1188 3 Street #3802, Calgary T2G1H8**

MLS®#: **A2163523**

Area: **Beltline**

Listing Date: **09/16/24**

List Price: **\$1,100,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **1,734**  
Low Sqft:  
Ttl Sqft: **1,734**

**Parkade, Titled, Underground**

DOM

**78**

Layout

Beds: **2 (2 )**  
Baths: **3.0 (3 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

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

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

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

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bonus Room</b>	<b>Main</b>	<b>12`11" x 13`6"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`5"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`10" x 8`4"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9`9" x 8`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 17`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>19`8" x 11`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`3" x 8`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`2" x 14`2"</b>
<b>Office</b>	<b>Main</b>	<b>10`1" x 7`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`2" x 12`0"</b>
<b>Storage</b>	<b>Main</b>	<b>10`10" x 4`3"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>13`1" x 7`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$1,413**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **1611563**

Remarks

Pub Rmks: **Nestled in the heart of Calgary's vibrant Culture & Entertainment District, this luxurious sub-penthouse embodies modern urban living at it's finest. With sweeping views of the mountains and downtown skyline through floor-to-ceiling windows, this cosmopolitan residence offers a sophisticated retreat mere minutes from the bustling energy of downtown. Spanning 1,734 square feet, this two-bedroom residence boasts two ensuite baths, additional 3-pce. bath, bonus room for media lounge or office, ample storage and a spacious wrap-around balcony. The bright and open layout features curated interior design and exquisite finishes including 9.5-foot ceilings, wide-plank hardwood floors, travertine tile floors, Italian Armony Cucine cabinetry, quartz countertops, and integrated Miele kitchen appliances. Each bedroom offers an ensuite bath, with the primary suite showcasing a double vanity and generously sized walk-in closet with luxurious Poliform built-ins. Residents also enjoy access to a host of building amenities, including a state-of-the-art fitness centre, resident's club, outdoor garden terrace, concierge services and security. Experience the convenience of living steps away from shops, restaurants and major entertainment destinations like the iconic Calgary Stampede and the new Scotia Place - Alberta's newest premiere sports & entertainment venue coming soon. This is quintessential metropolitan living with unrivalled views.**

Inclusions: **N/A**  
Property Listed By: **Sotheby's International Realty Canada**

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









