

1188 3 Street #3802, Calgary T2G1H8

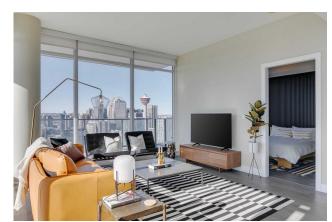
Sewer:

Utilities:

A2163523 **Beltline** Listing 09/16/24 List Price: **\$1,100,000** MLS®#: Area:

Status: Active County: Calgary None Association: Fort McMurray Change:

Date:



General Information

Prop Type: Sub Type: City/Town: Calgary

2016 Year Built: Lot Information

Lot Sz Ar:

Lot Shape:

Access: Lot Feat:

Park Feat:

Residential **Apartment**

Finished Floor Area Abv Saft: 1,734 Low Sqft:

> Ttl Sqft: 1,734

> > <u>Parking</u> Ttl Park:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

78

Garage Sz:

2 (2)

2

3.0 (3 0)

High-Rise (5+)

Parkade, Titled, Underground

Utilities and Features

Roof: Construction:

Heating: Fan Coil Brick, Concrete, Stucco

Flooring:

Ext Feat: **Balcony, Lighting** Hardwood, Tile Water Source:

Fnd/Bsmt:

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

Int Feat: Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$1,413 DC (pre 1P2007)

Fee Simple Fee Freq:

Monthly

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

Sotheby's International Realty Canada Property Listed By:

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



