

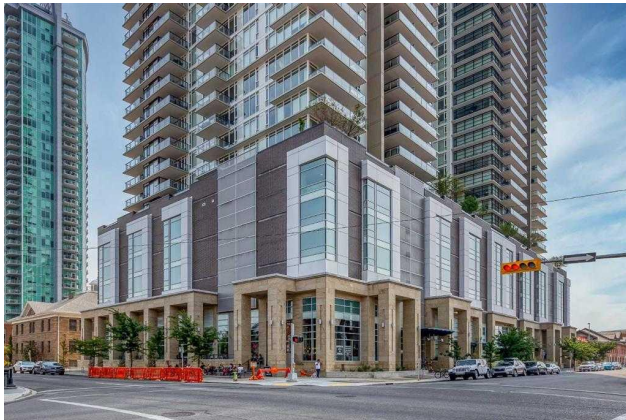


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1122 3 Street #1108, Calgary T2G 1H7**

MLS® #: **A2165487**      Area: **Beltline**      Listing Date: **10/08/24**      List Price: **\$348,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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: **523**  
 Low Sqft:  
 Ttl Sqft: **523**

DOM  
**74**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

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

Utilities and Features

Roof:  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Concrete**  
 Flooring: **Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Electric Cooktop,Microwave,Range Hood,Washer/Dryer Stacked**  
 Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	14`10" x 10`2"	Kitchen	Main	11`8" x 8`0"
Den	Main	6`8" x 4`7"	Bedroom - Primary	Main	10`0" x 9`8"
Walk-In Closet	Main	6`8" x 4`11"	4pc Bathroom	Main	8`2" x 4`11"
Laundry	Main	4`4" x 2`3"	Foyer	Main	5`0" x 4`2"
Balcony	Main	11`6" x 10`11"			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$444

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 1512348

Remarks

Pub Rmks: **Welcome to this exquisite 11th-floor unit, where you'll be captivated by breathtaking, unobstructed West-facing views of the Downtown skyline. This stylish 1-Bedroom, 1-Bathroom residence features an Open and functional floor plan, perfectly suited for modern living. The gourmet Kitchen is a Chef's dream, showcasing a built-in Island, Quartz countertops, and Top-of-the-line appliances from Blomberg and Faber. Italian-designed cabinetry by Armony Cucine provides generous storage, seamlessly blending beauty with practicality. Natural light pours into the spacious Living room through Floor-to-Ceiling windows, complemented by a patio door that opens to an Oversized covered Balcony — ideal for entertaining or enjoying your morning coffee and evening cocktails. A thoughtfully designed custom Desk nook offers an inspiring workspace with ample shelving, perfect for remote professionals. The primary Bedroom comfortably accommodates a queen-sized bed and features a walk-thru Closet that leads to a full-sized Bathroom, adorned with luxurious Quartz countertops and elegant finishes. Additional perks include In-suite Laundry, Central Air conditioning, a Titled underground Parking Stall, and a separate assigned Storage Locker. Indulge in exceptional amenities, including a State-of-the-Art Fitness Center, a Residents' Lounge with access to a stunning Rooftop Garden Terrace, a workshop, and premium Concierge services. Ideally located within walking distance of the Saddledome, Stampede Grounds, BMO Centre, C-Train, Sunterra, East Village, and picturesque river pathways, this residence offers the perfect blend of relaxation and vibrant community living. Don't miss the opportunity to make this beautiful home your own!**

Inclusions: N/A

Property Listed By: Unison Realty Group Ltd.

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

