



THE
A-TEAM

**RE/MAX
FIRST**

1188 3 Street #3008, Calgary T2G 1H8

MLS® #: **A2172948**

Area: **Beltline**

Listing Date: **10/19/24**

List Price: **\$360,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **511**
Low Sqft:
Ttl Sqft: **511**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

105
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Secured,Stall,Titled,Underground

Utilities and Features

Roof: **Membrane**

Heating: **Fan Coil,Natural Gas**

Sewer:

Ext Feat: **Barbecue,Fire Pit,Uncovered Courtyard**

Construction:

Concrete

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Garburator,Induction Cooktop,Microwave,Range Hood,Washer,Window Coverings

Int Feat:

Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`7" x 8`2"	Bedroom	Main	9`8" x 9`11"
Dining Room	Main	9`10" x 6`7"	Kitchen	Main	11`8" x 15`4"
Living Room	Main	10`1" x 10`5"			

Legal/Tax/Financial

Condo Fee: \$486	Title: Fee Simple	Zoning: DC
	Fee Freq: Monthly	

Legal Desc: **1611563**

Remarks

Pub Rmks: **Perfect opportunity for first time home buyers and investors! Check out this 1 bedroom, 1 bathroom unit on the 30th floor with the panoramic views of downtown and stunning mountains. This unit includes a titled parking stall and assigned storage cage for all your seasonal items. Step into the modern kitchen complete with seamlessly integrated European appliances that elevate convenience and style. Enjoy the sophistication of Armony Cucine cabinetry from Italy, featuring a quiet soft-close system in both the kitchen and bathroom. Your everyday cooking will feel luxurious with the induction cooktop, equipped with a sleek touchscreen control for effortless cooking and easy cleanup. Embrace a lifestyle enriched by a variety of amenities, including a welcoming concierge, a well-equipped gym, an invigorating yoga studio, a social lounge, and a versatile workshop for your creative projects. Just steps away, Pixel Park offers a skateboard plaza, pickleball and basketball courts, an off-leash dog park, and EV charging stations. This property is perfectly located near a variety of entertainment options, restaurants, bike paths, and the iconic Stampede grounds, as well as the new BMO Centre. With Calgary's upcoming new arena nearby, the possibilities for enjoyment are endless. Don't miss out, book your appointment to view your new home today!**

Inclusions:
Property Listed By: **N/A
Real Broker**

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













