



THE
A-TEAM

**RE/MAX
FIRST**

1122 3 Street #3010, Calgary T2G 1H7

MLS® #: **A2177291**

Area: **Beltline**

Listing Date: **11/05/24**

List Price: **\$309,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 10-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area
Abv Sqft: **508**
Low Sqft:
Ttl Sqft: **508**

DOM

78
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Enclosed,Heated Garage,Stall,Titled

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Refrigerator,Washer**
Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 11`2"
Dining Room	Main	9`2" x 4`6"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	9`3" x 8`1"
Bedroom - Primary	Main	9`7" x 8`5"

Legal/Tax/Financial

Condo Fee:
\$502

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Monthly

Legal Desc: 1512348

Remarks

Pub Rmks: **Exceptional 1-Bedroom Apartment with Unobstructed Downtown and Bow River Views. Discover this exquisite 1-bedroom, 1-bathroom Apartment offering 508 sq. ft. of thoughtfully designed living space. Featuring floor-to-ceiling windows, the unit is bathed in natural light and provides stunning panoramic views of Downtown and the Bow River. The spacious Living room showcases picturesque city and river vistas, with direct access to a private balcony—an inviting space for relaxation or entertaining. The modern Kitchen is equipped with a central island and eating bar, Quartz countertops, and stainless steel appliances, including an electric cooktop, built-in oven, refrigerator, microwave, and dishwasher. Ample cabinetry ensures optimal storage. The Master Bedroom boasts expansive windows with serene views and features a closet. The unit is complete with a 4-piece bathroom and in-suite laundry for added convenience. Air conditioning ensures comfort throughout the year. This property includes a Titled parking stall and assigned storage. Building amenities are exceptional, with a well-appointed gym, a social lounge, a rooftop patio perfect for summer BBQs, and a workshop complete with a workbench and tools. Benefit from concierge services for package handling and the peace of mind provided by security personnel. Ideally located, this residence is within walking distance of Downtown, Stampede Park, Sunterra Market, and an array of shops, restaurants, and entertainment options. Enjoy leisurely walks along the scenic river pathways. Don't miss this rare opportunity to own a sophisticated urban retreat with unparalleled views and amenities.**

Inclusions: N/A
Property Listed By: Jessica Chan Real Estate & Management Inc.

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







