



THE
A-TEAM

**RE/MAX
FIRST**

1122 3 Street #1509, Calgary T2G 1H7

MLS® #: **A2197068** Area: **Beltline** Listing Date: **02/26/25** List Price: **\$499,900**
 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: **933**
 Low Sqft:
 Ttl Sqft: **933**

DOM

45
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Private,Views**
 Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof: **See Remarks**
 Heating: **Fan Coil,Natural Gas**
 Sewer:
 Ext Feat: **Uncovered Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Garburator,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`8" x 8`4"	Kitchen	Main	18`0" x 12`4"
Foyer	Main	11`6" x 4`0"	Laundry	Main	5`10" x 2`6"
Bedroom - Primary	Main	11`2" x 10`10"	Bedroom	Main	10`4" x 9`6"
4pc Ensuite bath	Main		3pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$849

Fee Simple
Fee Freq:
Monthly

DC

Legal Desc: 1512348

Remarks

Pub Rmks: **Absolutely spectacular downtown skyline views from this beautifully appointed unit. Top quality finishes & appliances. Very open floor plan with stunning views from the expansive floor to ceiling windows in every room. Gourmet kitchen includes a huge island with quartz countertops & breakfast bar. Rich wood toned flooring throughout. The huge west balcony is ideal for entertaining. Outstanding amenities include a gym with yoga studio, social club/lounge, garden terrace, workshops & concierge. Don't miss this opportunity to live in the sought after tallest residential tower in Calgary.**

Inclusions: N/A
Property Listed By: RE/MAX Landan Real Estate

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







