



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
0
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** Construction: **Brick, Concrete, Stucco**
 Heating: **Fan Coil, Natural Gas** Flooring: **Hardwood**
 Sewer: Ext Feat: **Uncovered Courtyard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 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







