



THE
A-TEAM

**RE/MAX
FIRST**

1188 3 Street #1206, Calgary T2G 1H8

MLS® #: **A2200913**

Area: **Beltline**

Listing Date: **03/13/25**

List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **506**
Low Sqft:
Ttl Sqft: **506**

DOM

33

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single
Level Unit**

Access:
Lot Feat:
Park Feat:

Parkade,Underground

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony,Uncovered Courtyard**

Construction: **Concrete**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Induction Cooktop,Microwave,Range Hood,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Open Floorplan,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
Condo Fee: \$468		Title: Fee Simple Fee Freq: Monthly		Zoning: DC	
Legal Desc:	1611563		Remarks		
Pub Rmks:	<p>Welcome to an exceptional home in Victoria Park where modern design meets unbeatable convenience. Located a short walk from Downtown, East Village, Stampede Park, Inglewood and the scenic Bow and Elbow Rivers, this residence offer the perfect urban lifestyle. The open-concept layout maximizes space and comfort. The Italian-imported Armony Cucine kitchen cabinetry pairs seamlessly with professional grade AEG induction cooktop, Blomberg bottom-mount fridge and integrated Blomberg dishwasher all set against sleep quartz countertops. Enjoy breathtaking views of the Calgary Tower from the oversized balcony, perfect for relaxing or entertaining. Wide-plank laminate flooring flows throughout adding warmth and durability. The spa inspired bathroom features porcelain wall and floor tiles, a deep soaker tub, a large polished-edge mirror and modern chrome fixtures. Additional highlights include a heated, secured parking stall, bike storage, and this building is AirBnB friendly making this a fantastic investment opportunity. Amenities include Gym and yoga studio, social club and garden terrace, a dedicated workshop and premium concierge service.</p>				
Inclusions:	N/A				
Property Listed By:	Royal LePage Benchmark				

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





