



THE
A-TEAM

**RE/MAX
FIRST**

1122 3 Street #2008, Calgary T2G 1H7

MLS® #: **A2202386**

Area: **Beltline**

Listing Date: **03/15/25**

List Price: **\$324,567**

Status: **Active**

County: **Calgary**

Change: **-\$433, 07-Apr**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **535**

Low Sqft:

Ttl Sqft: **535**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

31

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

City Lot,Corner Lot,Street Lighting

Heated Garage,Owned,Parkade,Secured,Titled,Underground

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Freezer,Built-In Oven,Built-In Refrigerator,Dishwasher,Electric Cooktop,Garburator,Microwave,Range Hood,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,Quartz Counters,Recreation Facilities,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`1" x 10`3"
Kitchen With Eating Area	Main	9`8" x 8`1"
4pc Bathroom	Main	8`2" x 4`11"
Laundry	Main	4`4" x 2`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	6`9" x 6`2"
Bedroom - Primary	Main	10`2" x 9`8"
Walk-In Closet	Main	6`8" x 5`3"
Foyer	Main	4`11" x 4`3"

Legal/Tax/Financial

Condo Fee:
\$522

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1512348**

Remarks

Pub Rmks: **Welcome to this incredible opportunity to own a beautiful one-bedroom condo in one of Calgary's most sought-after downtown locations. Situated on the 20th floor of a newer, high-rise building, this stylish unit offers breathtaking panoramic views of the city skyline, making it an ideal spot to watch the sunset while enjoying your favorite beverage. The well-designed '08' floor plan offers spacious living areas and a functional layout, perfect for modern urban living. The spacious living room is perfect for both relaxation and entertaining, and it opens to the private balcony where you can enjoy stunning views and fresh air. Whether it's enjoying a morning latte or winding down in the evening with a cold beer, this large balcony is the perfect place to relax and take in the beauty of the city. The kitchen is a chef's dream, featuring high-end European-style cabinetry, built-in stainless steel appliances, and sleek quartz countertops. Cooking here will feel like a breeze, with ample counter space and a sophisticated design. A new stainless steel dishwasher and new garburator add modern conveniences to the kitchen, and the unit has been freshly painted to give it a clean, modern look. The spacious bedroom provides plenty of room for your furniture and offers a large walk-in closet, ensuring you have ample storage space. The unit also includes an in-suite laundry room with additional storage options to keep your living space clutter-free. This condo comes with the added benefit of a titled underground parking spot, providing convenient and secure parking in the heart of downtown. The building is pet-friendly, allowing you to enjoy the space with your furry friends. Other Building Amenities include: A Garden Terrace and a lounge perfect for relaxation and socializing with friends or neighbors; a 5-Star hotel-style premium fitness center for you to stay active and healthy; and Concierge Services - Enjoy the luxury of having professional services at your fingertips. This unit is ideally located within walking distance to everything downtown Calgary has to offer, including trendy cafes, shops, restaurants, and public transportation. With its convenient location, modern features, and stunning city views, this condo is the perfect place to call home. Whether you're a first-time buyer, an investor, or someone looking for a new downtown lifestyle, this property offers unbeatable value. Don't miss your chance to own one of Calgary's best condo deals in the heart of the city! Your perfect home awaits!**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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









