3008, 1188 3 Street SE
Calgary, Alberta

MLS # A2172948

$360,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	High-Rise (5+)

Size:	511 sq.ft.	**Age:**	2016 (8 yrs old)
Beds:	1	**Baths:**	1
Garage:	Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	Membrane	**Condo Fee:**	$ 486
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

Perfect opportunity for first time home buyers and investors! Check out this 1 bedroom, 1 bathroom unit on the 30th floor with the panoramic views of downtown and stunning mountains. This unit includes a titled parking stall and assigned storage cage for all your seasonal items.   Step into the modern kitchen complete with seamlessly integrated European appliances that elevate convenience and style. Enjoy the sophistication of Armony Cucine cabinetry from Italy, featuring a quiet soft-close system in both the kitchen and bathroom. Your everyday cooking will feel luxurious with the induction cooktop, equipped with a sleek touchscreen control for effortless cooking and easy cleanup.   Embrace a lifestyle enriched by a variety of amenities, including a welcoming concierge, a well-equipped gym, an invigorating yoga studio, a social lounge, and a versatile workshop for your creative projects. Just steps away, Pixel Park offers a skateboard plaza, pickleball and basketball courts, an off-leash dog park, and EV charging stations.   This property is perfectly located near a variety of entertainment options, restaurants, bike paths, and the iconic Stampede grounds, as well as the new BMO Centre. With Calgary’s upcoming new arena nearby, the possibilities for enjoyment are endless. Don’t miss out, book your appointment to view your new home today!