

3010, 1122 3 Street SE
Calgary, Alberta

MLS # A2177291



\$319,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	508 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Heated Garage, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 502
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Exceptional 1-Bedroom Apartment with Unobstructed Downtown and Bow River Views. Discover this exquisite 1-bedroom, 1-bathroom Apartment offering 508 sq. ft. of thoughtfully designed living space. Featuring floor-to-ceiling windows, the unit is bathed in natural light and provides stunning panoramic views of Downtown and the Bow River. The spacious Living room showcases picturesque city and river vistas, with direct access to a private balcony—an inviting space for relaxation or entertaining. The modern Kitchen is equipped with a central island and eating bar, Quartz countertops, and stainless steel appliances, including an electric cooktop, built-in oven, refrigerator, microwave, and dishwasher. Ample cabinetry ensures optimal storage. The Master Bedroom boasts expansive windows with serene views and features a closet. The unit is complete with a 4-piece bathroom and in-suite laundry for added convenience. Air conditioning ensures comfort throughout the year. This property includes a Titled parking stall and assigned storage. Building amenities are exceptional, with a well-appointed gym, a social lounge, a rooftop patio perfect for summer BBQs, and a workshop complete with a workbench and tools. Benefit from concierge services for package handling and the peace of mind provided by security personnel. Ideally located, this residence is within walking distance of Downtown, Stampede Park, Sunterra Market, and an array of shops, restaurants, and entertainment options. Enjoy leisurely walks along the scenic river pathways. Don't miss this rare opportunity to own a sophisticated urban retreat with unparalleled views and amenities.