

1206, 1188 3 Street SE
Calgary, Alberta

MLS # A2200913



\$325,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 506 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Fan Coil | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 468 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, Open Floorplan, Stone Counters | | |

Inclusions: N/A

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.