

# \$305,000 - 3201, 1122 3 Street Se, Calgary

MLS® #A2207116

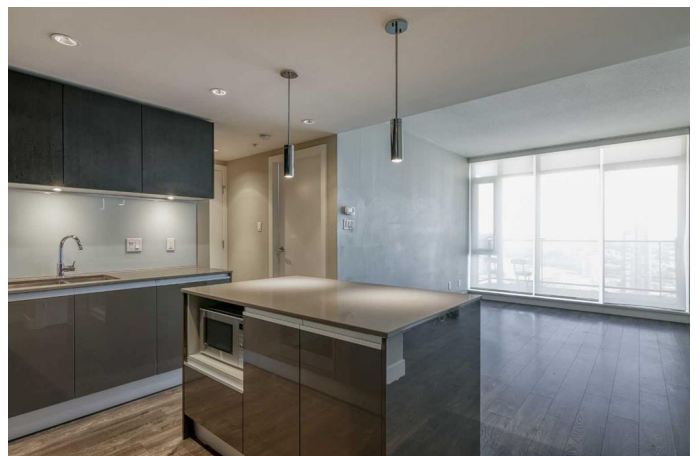
**\$305,000**

1 Bedroom, 1.00 Bathroom, 513 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

WOW!! Must see this beautiful 1 bedroom Apartment with Unobstructed Downtown & the Bow River view! With 513 sq. ft. of living space, this unit features floor-to-ceiling windows that fill the home with natural light and showcase breathtaking vistas from every angle. The spacious Living Room boasts a large window framing picturesque city and river views, leading out to the Balcony – an ideal spot for relaxation. The Kitchen is equipped with a central island and eating bar, quartz countertops, and modern stainless steel appliances including an electric cooktop, built-in oven, built-in fridge, microwave, and dishwasher. Ample cabinetry provides plenty of storage space. The Master Bedroom features expansive windows that offer delightful views and includes a closet with built-in organizers. This unit also includes a 4 pc Bath and in-suite Laundry for added convenience. Enjoy the comfort of air conditioning throughout the space. This condo also comes with 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. Located within walking distance to your workplace in Downtown, Stampede Park, Sunterra Market, various shops, restaurants, and entertainment options. Enjoy strolls along



the river and pathways. Don't miss out on this remarkable opportunity!

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2207116          |
| Price          | \$305,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 513               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 3201, 1122 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H7                |

**Amenities**

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                  |
| Parking        | Heated Garage, Stall, Enclosed, Titled                                             |

**Interior**

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters                                  |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Washer, Window Coverings, Built-In Refrigerator, Electric Cooktop |
| Heating           | Forced Air                                                                                          |
| Cooling           | Central Air                                                                                         |

# of Stories            44

## **Exterior**

Exterior Features    Balcony

Construction        Concrete, Stone, Aluminum Siding

## **Additional Information**

Date Listed           April 1st, 2025

Days on Market      93

Zoning                DC (pre 1P2007)

## **Listing Details**

Listing Office        Jessica Chan Real Estate & Management Inc.

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