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2808, 1122 3 Street SE Calgary, Alberta

MLS # A2250730



\$325,000

Division: Beltline Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 538 sq.ft. Age: 2015 (10 yrs old) **Beds:** Baths: Garage: Heated Garage, Parkade, Secured, Titled, Underground Lot Size: Lot Feat:

Heating: Water: Fan Coil, Natural Gas Floors: Sewer: Hardwood, Tile Roof: Condo Fee: \$ 522 Rubber **Basement:** LLD: Exterior: Zoning: Brick, Concrete, Stucco DC (pre 1P2007) Foundation: **Poured Concrete Utilities:**

Features: Granite Counters, No Smoking Home, Storage

Inclusions: None

Welcome to this stunning one-bedroom condo located on the 28th floor of a modern high-rise in one of downtown Calgary's most desirable areas. Enjoy breathtaking panoramic views of the city skyline from your spacious living room or large private balcony—perfect for morning coffee or evening sunsets. The popular '08' floor plan features a smart, open layout ideal for modern urban living. The sleek kitchen boasts European-style cabinetry, quartz countertops, built-in appliances, a dishwasher, and garburator. The interior adds a clean, contemporary feel throughout. The generous bedroom includes a large walk through closet with upgraded built in cabinetry, and the in-suite laundry room offers extra storage for added convenience. A titled underground parking stall is included for secured parking. This pet-friendly building offers top-tier amenities, including a garden terrace with BBQs, residents' lounge, premium fitness center, workshop room and concierge services. Situated steps from cafes, restaurants, shops, and public transit, this condo offers unbeatable value for first-time buyers, investors, or anyone seeking a vibrant downtown lifestyle. Don't miss your chance to own one of Calgary's finest condos in the heart of the city!