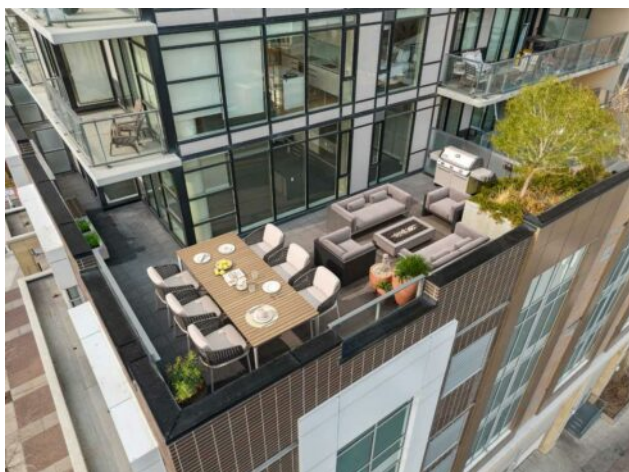


702, 1188 3 Street SE  
Calgary, Alberta

MLS # A2273715

**\$435,000**



|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Beltline                           |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 724 sq.ft.                         | Age:   | 2016 (9 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Stall, Underground                 |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                               |            |                 |
|-------------|-------------------------------|------------|-----------------|
| Heating:    | Fan Coil                      | Water:     | -               |
| Floors:     | Laminate, Tile                | Sewer:     | -               |
| Roof:       | -                             | Condo Fee: | \$ 697          |
| Basement:   | -                             | LLD:       | -               |
| Exterior:   | Concrete                      | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                             | Utilities: | -               |
| Features:   | High Ceilings, Kitchen Island |            |                 |

Inclusions: n/a

Truly unique &ldquo;BACKYARD IN THE SKY&rdquo; This sun-drenched corner 2-bedroom home sits on the exclusive terrace level, offering sweeping south and east views and an extraordinary 853 sq. ft. private outdoor space&mdash;perfect for entertaining, gardening, or relaxing above the city. NEWLY RENOVATED, the home features modern high-end upgrades throughout, including brand-new flooring, premium kitchen cabinetry, contemporary tile backsplashes, quartz countertops, and sleek integrated appliances. The 9.5&rsquo; extra-tall ceilings exclusive to the terrace level create an airy sense of space, while the well-proportioned open-concept living area showcases two walls of floor-to-ceiling windows framing sunsets over the mountains, city skyline twinkles, and even front-row views of Stampede fireworks. Both bedrooms are generously sized, complemented by two full bathrooms, titled parking, and an included storage unit. Residents enjoy exceptional building amenities: a state-of-the-art fitness centre, workshop, social lounge with garden terrace, and 24-hour security & concierge. Ideally situated in Calgary&rsquo;s vibrant Beltline, you&rsquo;re steps from Downtown, the Stampede grounds, Central Library, the Riverwalk, and the LRT. Everything you need is at your doorstep &mdash; a beloved brunch/coffee spot in the building, a brand-new dog park and Tesla Supercharger across the street, and a supermarket just one block away. With an unmatched outdoor space, premium upgrades, and a location in one of Calgary&rsquo;s fastest-growing communities, this home represents an exceptional lifestyle and value opportunity.