

**1810, 1122 3 Street SE**  
**Calgary, Alberta**

**MLS # A2242790**



**\$295,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 511 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                  |                   |                 |
|--------------------|--------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Fan Coil                                         | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate, Tile                                   | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                | <b>Condo Fee:</b> | \$ 443          |
| <b>Basement:</b>   | -                                                | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete, Stone                                  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Built-in Features, High Ceilings, Open Floorplan |                   |                 |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Experience elevated city living in this beautifully designed 1-bedroom, 1-bathroom condo offering 511 sq. ft. of functional and stylish space, paired with panoramic, unobstructed views of downtown Calgary and the Bow River. Expansive floor to ceiling windows fills the home with natural light, while the open-concept layout flows effortlessly to a private balcony &mdash; perfect for morning coffee or evening wind-downs. The contemporary kitchen stands out with quartz countertops, a central island with seating, and high-end stainless-steel appliances &mdash; including a built-in oven and electric cooktop. Both the fridge and dishwasher are fully integrated, blending seamlessly into the cabinetry for a clean, modern aesthetic. Ample storage keeps everything within reach without cluttering the space. The bedroom is a calm, light filled retreat with large windows and a roomy closet. A well-appointed 4 pc bathroom and in-suite laundry add everyday convenience. Central air conditioning keeps the home comfortable in every season. Additional perks include a titled underground parking stall and a separate storage locker. Residents have access to premium amenities: a fully equipped gym, rooftop BBQ patio, residents's lounge, and a workshop with tools and workbench. Concierge service and on-site security complete the package. Walk to downtown, Stampede Park, Sunterra Market, river pathways, and an array of shops, restaurants, and entertainment. A rare opportunity to own a sophisticated inner-city condo with unbeatable views and top-tier amenities &mdash; this one check all the boxes.