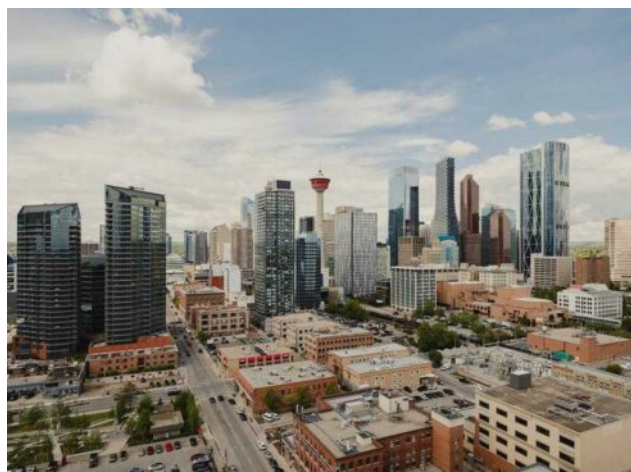


2808, 1122 3 Street SE
Calgary, Alberta

MLS # A2250730



\$325,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	538 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 522
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	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!