

# \$319,900 - 1108, 1122 3 Street Se, Calgary

MLS® #A2208881

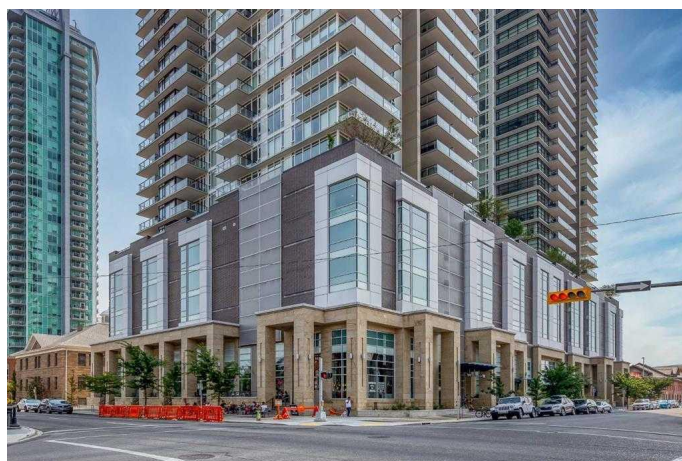
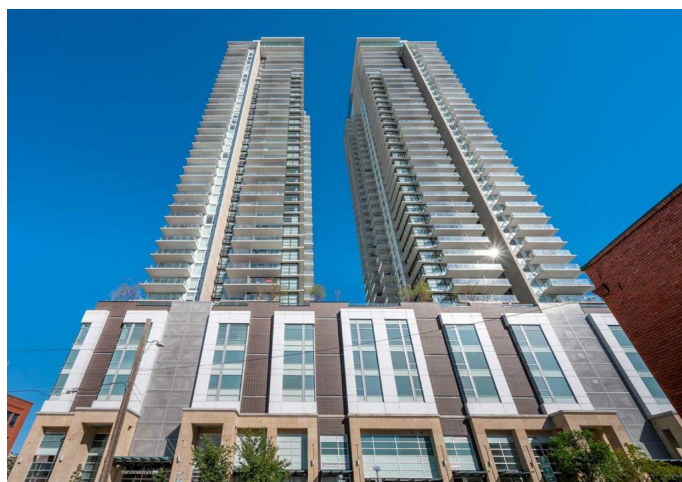
**\$319,900**

1 Bedroom, 1.00 Bathroom, 524 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to elevated living on the 11th floor, where sweeping, unobstructed West-facing views of the Downtown skyline will take your breath away. This stylish 1-Bedroom, 1-Bathroom residence boasts a smart, open-concept layout that perfectly complements modern urban living. The gourmet Kitchen is a Chef's dream, featuring a built-in Island, sleek Quartz countertops, and premium Blomberg and Faber appliances. Italian-designed cabinetry by Armony Cucine adds a touch of sophistication while offering ample storage. Floor-to-ceiling windows flood the spacious Living room with natural light and lead to an Oversized, covered Balcony – the perfect spot for morning coffee, evening cocktails, or entertaining guests. A custom-designed desk nook with built-in shelving creates an inspiring workspace for remote professionals. The serene primary Bedroom comfortably fits a queen-sized bed and features a walk-through closet that leads to a spa-inspired Bathroom with Quartz countertops and high-end finishes. Additional highlights include in-suite Laundry, Central Air conditioning, a Titled underground Parking Stall, and an assigned Storage Locker. Residents enjoy access to premium amenities, including a State-of-the-Art fitness centre, a beautifully appointed Lounge with access to a Rooftop Garden Terrace, a workshop, and full Concierge services. Ideally located just steps from the Saddledome, Stampede Grounds, BMO Centre, C-Train,



Sunterra Market, East Village, and the city’s river pathways – this home offers the perfect blend of tranquility and vibrant city living. Don’t miss your chance to own this exceptional home in the heart of it all.

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208881          |
| Price          | \$319,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 524               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1108, 1122 3 Street Se |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2G 1H7                |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Storage, Visitor Parking, Recreation Facilities |
| Parking Spaces | 1  |
| Parking        | Stall, Titled, Underground   |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, |
|-------------------|--|

|              |   |
|--------------|---|
|              | Walk-In Closet(s)   |
| Appliances   | Built-In Oven, Dishwasher, Microwave, Range Hood, Washer/Dryer Stacked, Built-In Refrigerator, Electric Cooktop |
| Heating      | Forced Air  |
| Cooling      | Central Air   |
| # of Stories | 44  |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 28              |
| Zoning         | DC              |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Unison Realty Group Ltd. |
|----------------|--------------------------|

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