



**GRASSROOTS**  
REALTY GROUP

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1402, 1188 3 Street SE  
Calgary, Alberta

MLS # A2238119



**\$435,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	741 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Gated, Heated Garage, Parkade, Secured, Titled		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 662
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home		

Inclusions: N/A

\*\*\*First 6 months Condo Fees Covered by Seller\*\*\* WOW! Welcome to your new Oasis! This home radiates with sun glowing through the floor to ceiling windows. With the southeast exposure you can see everything across the horizon from the Saddledome to the peaks of the Canadian Rocky Mountains. Enjoying your morning coffee by the window sill, or dinner on the balcony- sun rises or sun sets it doesn't matter, you will be in awe. The primary bedroom and spa-like 4pc ensuite are tucked in the corner of the home to give you a wide open kitchen, dining, and living area that are perfect for entertaining or just enjoying the 333 days of Calgary sunshine! Brand new stacked in-suit washer and dryer, and subtly hidden refrigerator and dishwasher, this home is classy and clean. This Guardian building is one of Calgary's premier locations. It is well managed, front door concierge and security. No need to leave the building for your daily workout sessions, with a full gym complete with spin bikes, treadmills and weights for an active lifestyle. You also have access to the social club room with TV, Fire Places, Game, and kitchen area for hosting events and gatherings! Just step outside to the terrace with BBQ's and outdoor seating and fireplace to enjoy your evenings with friends. With Beltline boasting Calgary's number one walk score walk to everything you could need, grocery stores, award winning cafes, cocktail bars and restaurants, live sports and concerts, and the best casino in town. Even in the winter, with your titled underground heated parking stall you will never have to worry about brushing snow or letting the car warm up- that is, for when you do need to leave the Beltline. This is the BEST unit, in the BEST neighbourhood in the city. You have to come see this unit with your own eyes to get comfortable in your new home.

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