

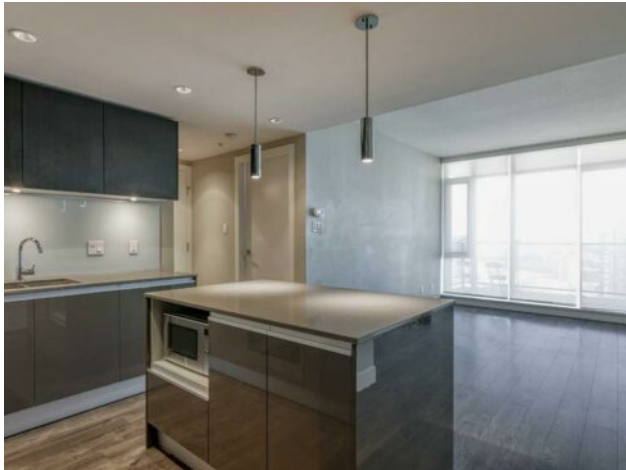


**GRASSROOTS**  
REALTY GROUP

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**3201, 1122 3 Street SE  
Calgary, Alberta**

**MLS # A2241784**



**\$299,500**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	513 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Enclosed, Heated Garage, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 502
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Enjoy Spectacular Downtown and Bow River Views from this Modern 1-Bedroom Condo. This bright and stylish 1-bedroom apartment offers 513 sq. ft. of well-designed living space with floor-to-ceiling windows that capture stunning city and river views. The open-concept Living Room flows onto a private Balcony—perfect for morning coffee or evening relaxation. The Kitchen features a central island with eating bar, quartz countertops, and sleek stainless steel appliances, including a built-in oven, fridge, and electric cooktop. The spacious Bedroom enjoys panoramic views and includes a built-in closet organizer. Additional highlights include a 4-piece Bath, in-suite Laundry, air conditioning, Titled underground parking, and an assigned storage locker. The building offers exceptional amenities: a fully equipped gym, rooftop patio with BBQs, social lounge, workshop with tools, concierge service, and on-site security. Unbeatable location—just steps from Downtown offices, Stampede Park, Sunterra Market, C-Train, and Calgary’s vibrant river pathways. Whether you’re a first-time buyer, investor, or seeking a low-maintenance lifestyle, this home is a fantastic opportunity. Book your showing today!