

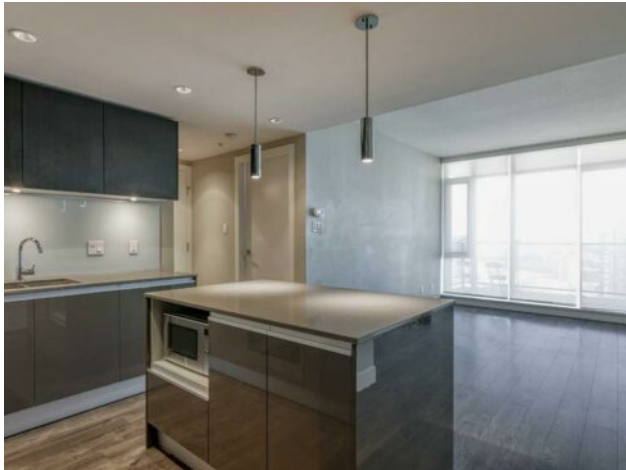


GRASSROOTS
REALTY GROUP

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

MLS # A2241784



\$299,500

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

| | | | |
|--------------------|--|-------------------|-----------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 502 |
| Basement: | - | LLD: | - |
| Exterior: | Aluminum Siding , Concrete, Stone | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | 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!