



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1103, 1188 3 Street SE
Calgary, Alberta

MLS # A2244263



\$269,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	396 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Leased, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 337
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Wake up with the sun pouring through your EAST-FACING WINDOWS as the city slowly comes to life. Step onto your PRIVATE BALCONY with a hot cup of coffee from ZCREW CAFÉ—just a minute away—and watch the morning unfold. Inside, your home feels calm, clean, and modern. QUARTZ COUNTERTOPS glisten under the soft kitchen lighting, while the GLASS BACKSPLASH and BUILT-IN APPLIANCES give the space a polished, minimalist edge. VINYL FLOORING stretches beneath your feet. It's durable and stylish, bringing warmth and cohesion to the entire space. Whether you're cooking dinner, hosting game night, or unwinding after work, this home is designed for real life - simple, smart, and comfortable. On the weekends, you've got options. Walk over to VILLAGE ICE CREAM for a treat, or meet friends at TEN FOOT HENRY for dinner. Catch a concert at the SADDLEDOME, just two minutes away, or stroll to the BMO CENTRE or STUDIO BELL for an evening of live music and art. And when the new nearly \$1 BILLION SCOTIA PLACE ARENA opens next door, you'll be living right beside Calgary's newest landmark—an investment in both lifestyle and long-term value. Even with downtown at your doorstep, home still feels like a retreat. After a long day, drop your clothes into the IN-SUITE LAUNDRY, turn on the shower, add a few drops of essential oil, and let the steam wash the day away. It feels like a spa—because it is. Want to move your body without leaving the building? The ON-SITE GYM has you covered. Need to fix something or build something new? The WORKSHOP is fully equipped with hand tools and workbenches for whatever you're working on. And in the summer, the GARDEN TERRACE is the perfect place to grill, host friends, or enjoy a quiet evening

under the stars. This isn't just a condo—it's your LAUNCHING PAD, your RECHARGE ZONE, and your CONNECTION TO EVERYTHING CALGARY HAS TO OFFER. Whether you're buying your first home or investing in a growing neighbourhood, this is a smart move in every sense. Book your showing today.