



GRASSROOTS
REALTY GROUP

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702, 1188 3 Street SE
Calgary, Alberta

MLS # A2273715



\$435,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	724 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 697
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: n/a

Truly unique “BACKYARD IN THE SKY” This sun-drenched corner 2-bedroom home sits on the exclusive terrace level, offering sweeping south and east views and an extraordinary 853 sq. ft. private outdoor space—perfect for entertaining, gardening, or relaxing above the city. NEWLY RENOVATED, the home features modern high-end upgrades throughout, including brand-new flooring, premium kitchen cabinetry, contemporary tile backsplashes, quartz countertops, and sleek integrated appliances. The 9.5’ extra-tall ceilings exclusive to the terrace level create an airy sense of space, while the well-proportioned open-concept living area showcases two walls of floor-to-ceiling windows framing sunsets over the mountains, city skyline twinkles, and even front-row views of Stampede fireworks. Both bedrooms are generously sized, complemented by two full bathrooms, titled parking, and an included storage unit. Residents enjoy exceptional building amenities: a state-of-the-art fitness centre, workshop, social lounge with garden terrace, and 24-hour security & concierge. Ideally situated in Calgary’s vibrant Beltline, you’re steps from Downtown, the Stampede grounds, Central Library, the Riverwalk, and the LRT. Everything you need is at your doorstep — a beloved brunch/coffee spot in the building, a brand-new dog park and Tesla Supercharger across the street, and a supermarket just one block away. With an unmatched outdoor space, premium upgrades, and a location in one of Calgary’s fastest-growing communities, this home represents an exceptional lifestyle and value opportunity.