

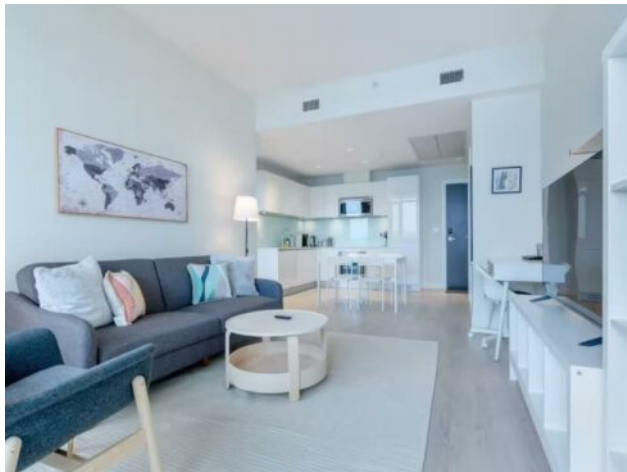


**GRASSROOTS**  
REALTY GROUP

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701, 1188 3 Street SE  
Calgary, Alberta

MLS # A2279740



**\$292,500**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	501 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	None, See Remarks		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 429
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Recreation Facilities, See Remarks		

**Inclusions:** COMES FULLY FURNISHED. EVERYTHING IS INCLUDED!

Welcome to the 7th floor of Calgary's tallest and most prestigious residential tower, where luxury living meets everyday convenience. This contemporary condo showcases breathtaking, unobstructed views from your expansive private balcony, the perfect vantage point to take in the downtown skyline or enjoy Stampede fireworks lighting up the city. Inside, the open concept layout is sleek, modern, and filled with natural light. This unit comes FULLY FURNISHED!, everything in the unit is included....just bring your tooth brush! The stylish kitchen is ideal for entertaining, featuring contemporary finishes, quality appliances, crisp white cabinetry, and a striking glass-style backsplash. Floor-to-ceiling windows in the living area create a bright and airy atmosphere and lead seamlessly to the spacious glass-panelled balcony, offering some of the best city views available. The unit also includes in-suite laundry, a well-appointed four-piece bathroom, and a generously sized bedroom complete with built-in closet drawers for added functionality and style. Residents enjoy access to an impressive selection of amenities, including a state-of-the-art fitness centre, a beautifully designed garden terrace with BBQ areas, an elegant social room for private events, a workshop, and the peace of mind provided by a 24/7 concierge service. Ideally located and surrounded by an incredible mix of trendy dining, shopping, entertainment, and recreation options, this home allows you to enjoy a vibrant urban lifestyle without the need to head into the downtown core. With reasonable monthly condo fees, this is an exceptional opportunity to experience upscale city living at its finest.