



GRASSROOTS
REALTY GROUP

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2804, 1122 3 Street SE
Calgary, Alberta

MLS # A2282189



\$420,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	743 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 654
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	N/A		

OPEN HOUSE SUNDAY FEB 1ST 1:00PM-3:00PM Welcome to elevated inner-city living on the 28th floor, where natural light and thoughtful design come together in this stunning 2-bedroom, 2-bathroom CORNER residence. A major value-add rarely found in this price point: TWO TITLED UNDERGROUND PARKING STALLS (double-long tandem), perfect for multiple vehicles or or if you have a large truck. Additional conveniences include in-suite laundry and walking distance to shopping, coffee shops, and restaurants. This home immediately stands out with its FLOOR-TO-CEILING windows on multiple exposures, flooding the space with sunlight throughout the day. Step onto your private balcony to take in unforgettable sunsets and enjoy front-row seats to Calgary's iconic firework displays — all from the comfort of home. Inside, the open-concept layout is both functional and inviting, ideal for everyday living and entertaining alike. The modern kitchen features quartz countertops, stainless steel appliances, and clean contemporary finishes that flow seamlessly into the living and dining areas. Both bedrooms are generously sized, offering PRIVACY and comfort, while the two full bathrooms provide flexibility for guests, roommates, or professionals working downtown. Residents enjoy access to an impressive lineup of amenities, including a fully equipped GYM, party/lounge space, garden terrace, workshop, and 24 HOUR SECURITY with CONCIERGE service for seamless package delivery. Located just steps from the Bow River pathways, East Village, Stampede Grounds, 17th Avenue, transit, dining, nightlife, and cultural attractions, this home offers unbeatable walkability and urban convenience. Priced exceptionally well for a high-floor corner unit, this property represents a rare opportunity to enter the downtown condo market without

compromise — combining views, light, parking, amenities, and location in one complete package. This is city living done right.