



**4003, 1188 3 Street SE
Calgary, Alberta**

MLS # A2137504

\$1,438,000



Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	2,431 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 2,091
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

Indulge in the epitome of luxury living at the pinnacle of Calgary's skyline. This extraordinary sub-penthouse with its carefully curated features, promises an unparalleled experience. Welcome to urban sophistication, where breathtaking panoramic views of the city, mountains, and river unfold before your eyes through floor-to-ceiling windows on the 40th floor. Sprawling over an impressive 2,400 sq. ft., and boasting two generous bedrooms and two full baths, complemented by an additional powder room, this home offers ample space for the most discerning residents. Step outside onto multiple expansive balconies, where entertaining reaches new heights and you can savour the views in every direction. Prepare to be captivated by the allure of modern interior design by the renowned Amanda Hamilton, which seamlessly integrates with the well-appointed finishes throughout including +9' ceilings, wide plank hardwood and travertine floor tile. Italian Armony Cucine cabinetry and quartz countertops create a refined ambiance, while integrated Miele kitchen appliances make every meal a culinary delight. The allure of this property extends far beyond its luxurious interiors. The primary 'wing' is a sanctuary of pure bliss, pampering you with a spa-inspired ensuite, complete with a free-standing tub that beckons you to unwind after a long day. An exquisitely designed custom dressing room closet adds an exclusive touch. Beyond your abode, indulge in the state-of-the-art fitness centre with a yoga studio, meet your friends and neighbours at the resident's club or on the exclusive garden terrace. Rest assured with the presence of concierge and security services, adding a layer of comfort to your lock and leave lifestyle. Comes complete with storage locker and 2 titled tandem parking stalls to accommodate 4 vehicles. Seize this exclusive opportunity to be at the heart of Calgary's

vibrant Culture & Entertainment District, mere minutes from the bustling energy of downtown. Elevate your lifestyle with spectacular vistas and make your ascent to the top of luxury living today.