



**3101, 1122 3 Street SE
Calgary, Alberta**

MLS # A2146122



\$349,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	490 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 426
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to your cozy urban retreat in the heart of Calgary's bustling downtown core! This beautifully designed 1 Bed, 1 Bath condo in the highly sought-after Beltline neighborhood offers the perfect blend of modern style and urban convenience. Newly instilled waterproof vinyl flooring throughout. Brand-new European appliances. Fulgor Milano oven. Bosch washer and dryer. The kitchen is a home cook's dream, featuring a sleek and stylish island as its centerpiece. With top-of-the-line built-in appliances, including a refrigerator and dishwasher seamlessly integrated into the cabinetry, a flush-mount stainless steel sink, and an electric cooktop, this kitchen is both practical and beautiful. Floor-to-ceiling windows flood the space with natural light, offering panoramic views of the iconic Calgary Tower and the majestic Bow Building. The location couldn't be better. Just steps from the C-train station, you'll have quick and easy access to all parts of the city. With an abundance of amenities, shops, and restaurants right at your doorstep, you'll fully enjoy the urban lifestyle. Don't miss the chance to make this urban oasis your new home and experience the best of downtown Calgary living!