



**GRASSROOTS**  
REALTY GROUP

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1108, 1122 3 Street SE  
Calgary, Alberta

MLS # A2208881



**\$309,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	524 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 462
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-

**Features:** Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to elevated living on the 11th floor, where sweeping, unobstructed West-facing views of the Downtown skyline will take your breath away. This stylish 1-Bedroom, 1-Bathroom residence boasts a smart, open-concept layout that perfectly complements modern urban living. The gourmet Kitchen is a Chef's dream, featuring a built-in Island, sleek Quartz countertops, and premium Blomberg and Faber appliances. Italian-designed cabinetry by Armony Cucine adds a touch of sophistication while offering ample storage. Floor-to-ceiling windows flood the spacious Living room with natural light and lead to an Oversized, covered Balcony — the perfect spot for morning coffee, evening cocktails, or entertaining guests. A custom-designed desk nook with built-in shelving creates an inspiring workspace for remote professionals. The serene primary Bedroom comfortably fits a queen-sized bed and features a walk-through closet that leads to a spa-inspired Bathroom with Quartz countertops and high-end finishes. Additional highlights include in-suite Laundry, Central Air conditioning, a Titled underground Parking Stall, and an assigned Storage Locker. Residents enjoy access to premium amenities, including a State-of-the-Art fitness centre, a beautifully appointed Lounge with access to a Rooftop Garden Terrace, a workshop, and full Concierge services. Ideally located just steps from the Saddledome, Stampede Grounds, BMO Centre, C-Train, Sunterra Market, East Village, and the city's river pathways — this home offers the perfect blend of tranquility and vibrant city living. Don't miss your chance to own this exceptional home in the heart of it all.